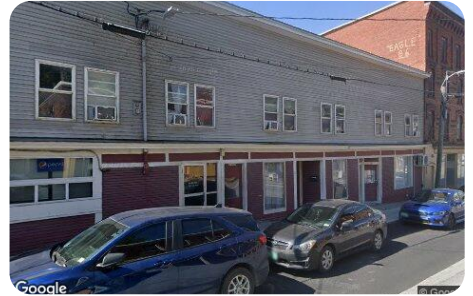


Single Family Residence **RESIDENTIAL**

5 RIVER ST

RICHFORD, VT 05476

\$134,820 TopHap Estimate · confidence 71 · as of Jun 23, 2026



2,178 ft²
LOT SIZE

1
STORIES

VALUATION

\$135K

\$96K low

\$174K high

Est. Owner Equity

\$134,820

TAX & ASSESSMENT

Assessed Value **\$129,800**

Previous Assessed **\$129,800**

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.05
Heating	None
Pool	No

CLIMATE RISK

73 FLOOD	4 WILDFIRE	48 HEAT	96 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2019	Non-arms-length	Grant Deed	\$68,713		
Jan 3, 2007	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.1 mi
Richford Elementary School	Elementary	PK–5	1.0 mi

District: Enosburgh - Richford Unified Union School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 05476

120 CRIME INDEX	90 AIR POLLUTION	2,954 POPULATION	\$59K MEDIAN IN-COME	41°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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