

Single Family Residence **RESIDENTIAL**

3 COMBS RD

RICHFORD, VT 05476

\$354,664 TopHap Estimate · confidence 85 · as of Jul 14, 2026



3.74 ac
LOT SIZE

1
STORIES

VALUATION

\$355K

\$301K low

\$408K high

Est. Owner Equity

\$354,664

TAX & ASSESSMENT

Assessed Value	\$315,200
----------------	------------------

Previous Assessed	\$315,200
-------------------	------------------

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	3.74
Heating	None
Pool	No

CLIMATE RISK

20 FLOOD	7 WILDFIRE	46 HEAT	95 STORM	8 DROUGHT
-------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	4.0 mi
Richford Junior / Senior High School	Middle	6–12	4.6 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
--------------------	---------------------	---------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied