

Single Family Residence **RESIDENTIAL**

122 RIVER ST

RICHFORD, VT 05476

\$405,626 TopHap Estimate · confidence 92 · as of Jun 23, 2026



0.81 ac
LOT SIZE

1
STORIES

VALUATION

\$406K

\$373K low

\$438K high

Last Sale

\$335,000 · Jun 11, 2026

Est. Owner Equity

\$405,626

TAX & ASSESSMENT

Assessed Value **\$366,100**

PROPERTY FACTS

Property Type	Single Family Residence
County	FRANKLIN
Lot (acres)	0.81
Pool	No

CLIMATE RISK

1
FLOOD

4
WILDFIRE

48
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2026	Resale	Deed	\$335,000		
Apr 10, 2023	Resale	Deed	\$325,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.4 mi
Richford Elementary School	Elementary	PK–5	1.1 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	Owner occupied
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