

Single Family Residence **RESIDENTIAL**

9 HOME ST

RICHFORD, VT 05476

\$116,054 TopHap Estimate · confidence 76 · as of Jul 14, 2026



1 ac
LOT SIZE

1
STORIES

VALUATION

\$116K

\$88K low

\$144K high

Last Sale

\$260,000 · Mar 24, 2026

Est. Owner Equity

\$116,054

TAX & ASSESSMENT

Assessed Value	\$150,900
Previous Assessed	\$93,900

PROPERTY FACTS

Property Type	Single Family Residence
County	FRANKLIN
Lot (acres)	1.00
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	48 HEAT	96 STORM	8 DROUGHT
------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2026	Resale	Deed	\$260,000		
Oct 31, 2022	Resale	Deed	\$90,000		
Aug 25, 2014	Resale	Grant Deed	\$38,000		
Dec 12, 2013	Non-arms-length	Grant Deed	\$60,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Elementary School	Elementary	PK–5	0.4 mi
Richford Junior / Senior High School	Middle	6–12	0.6 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
-----------	-----------------------