

Single Family Residence **RESIDENTIAL**

45 BELLE FRED DR

RANDOLPH, VT 05060

\$468,409 TopHap Estimate · \$132 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,561 ft²

LIVING AREA

2.43 ac

LOT SIZE

1860

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$468K

\$440K low

\$497K high

Last Sale

\$275,000 · Aug 13, 2018

Est. Owner Equity

\$468,409

TAX & ASSESSMENT

Property Tax	\$9,736 (2024)
Assessed Value	\$470,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	2.43
Fireplace	Yes
Pool	No

CLIMATE RISK

56
FLOOD

8
WILDFIRE

46
HEAT

95
STORM

3
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2018	Resale	Grant Deed	\$275,000	\$77	

NEIGHBORHOOD · ZIP 05060

126
CRIME INDEX

90
AIR POLLUTION

4,569
POPULATION

\$71K
MEDIAN IN-COME

42°F
AVG TEMP

49%
SUNSHINE

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

OWNERSHIP

Occupancy	Owner occupied
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