

Single Family Residence **RESIDENTIAL**

92 RIVER ST

RICHFORD, VT 05476

\$194,337 TopHap Estimate · confidence 82 · as of Jun 23, 2026



0.27 ac
LOT SIZE

2
STORIES

VALUATION

\$194K

\$159K low

\$229K high

Last Sale

\$89,000 · Sep 2, 2021

Est. Owner Equity

\$194,337

TAX & ASSESSMENT

Assessed Value	\$163,200
Previous Assessed	\$163,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.27
Heating	None
Pool	No

CLIMATE RISK

10
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
Aug 31, 2021	Resale	Deed	\$89,000		
Jan 27, 2010	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richford Junior / Senior High School	Middle	6–12	0.3 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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