

Single Family Residence

RESIDENTIAL

23 RIVER ST

BARRE, VT 05641

\$99,140 TopHap Estimate · \$102 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2

BATHS

976 ft²

LIVING AREA

2,614 ft²

LOT SIZE

1892

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$99K

\$77K low

\$121K high

Last Sale

\$95,000 · Aug 20, 2025

Est. Owner Equity

\$99,140

TAX & ASSESSMENT

Property Tax	\$2,571 (2021)
Assessed Value	\$14,000
Previous Assessed	\$14,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Washington
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

91
FLOOD

3
WILDFIRE

49
HEAT

79
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2025	Resale	Deed	\$95,000	\$97	
Apr 15, 2010	Financing	Mortgage			\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spaulding High School	High	9–12	0.9 mi
Barre City Elementary & Middle School	Elementary	PK–8	0.9 mi

District: Barre 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 05641

104 CRIME INDEX	87 AIR POLLUTION	17,552 POPULATION	\$70K 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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