

Single Family Residence

RESIDENTIAL

8 RIVER ST

BRANDON, VT 05733

\$250,164 TopHap Estimate · \$128 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,955 ft²

LIVING AREA

0.41 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$250K

\$230K low

\$270K high

Last Sale

\$104,000 · Oct 23, 2001

Est. Owner Equity

\$250,164

TAX & ASSESSMENT

Property Tax	\$4,409 (2024)
Assessed Value	\$154,200

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.41
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

25
FLOOD

12
WILDFIRE

59
HEAT

88
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Neshobe Elementary School	Elementary	PK–6	2.4 mi
Otter Valley Union High School	Middle	7–12	2.9 mi

District: Otter Valley 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 05733

92 CRIME INDEX	85 AIR POLLUTION	6,123 POPULATION	\$71K MEDIAN IN- COME	44°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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