

Single Family Residence **RESIDENTIAL**

22 RIVER ST

BRANDON, VT 05733

\$355,496 TopHap Estimate · \$363 / ft² · confidence 86 · as of Jul 14, 2026



2
BEDS

2
BATHS

980 ft²
LIVING AREA

11.8 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$355K

\$307K low

\$404K high

Last Sale

\$330,000 · Oct 4, 2024

Est. Owner Equity

\$355,496

TAX & ASSESSMENT

Property Tax	\$4,980 (2024)
Assessed Value	\$174,200

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	11.80
Roof	Shingle
Heating	Baseboard
Pool	No

Deck

CLIMATE RISK

83
FLOOD

11
WILDFIRE

59
HEAT

88
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2024	Resale	Deed	\$330,000	\$337	
Feb 13, 2017	Resale	Grant Deed	\$185,000	\$189	
May 7, 2012	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Neshobe Elementary School	Elementary	PK–6	2.2 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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