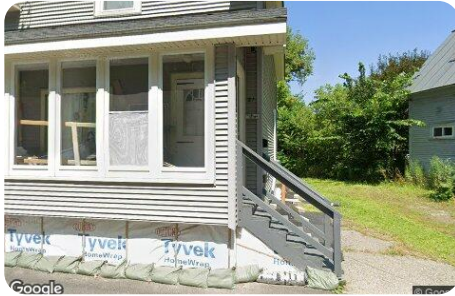


Single Family Residence **RESIDENTIAL**

21 RIVER ST

BARRE, VT 05641

\$112,705 TopHap Estimate · \$142 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

792 ft²

LIVING AREA

2,614 ft²

LOT SIZE

1892

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$113K

\$99K low

\$126K high

Est. Owner Equity

\$102,705

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$2,395 (2022)
Assessed Value	\$64,500
Previous Assessed	\$66,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Washington
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air
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
Feb 3, 2021	Financing	Intrafamily Transfer			
Feb 6, 2008	Financing	Mortgage			\$10K

ASSIGNED SCHOOLS

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