

Single Family Residence **RESIDENTIAL**

118 RIVER ST

POULTNEY, VT 05764

\$293,967 TopHap Estimate · \$174 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,690 ft²

LIVING AREA

1.09 ac

LOT SIZE

1987

YEAR BUILT

6

ROOMS

VALUATION

\$294K

\$224K low

\$364K high

Last Sale

\$116,000 · Jan 5, 2015

Est. Owner Equity

\$293,967

TAX & ASSESSMENT

Property Tax	\$4,010 (2024)
Assessed Value	\$155,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	RUTLAND
Lot (acres)	1.09
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK

10
FLOOD

6
WILDFIRE

58
HEAT

92
STORM

20
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2015	Resale	Grant Deed	\$116,000	\$69	
Nov 7, 2014	Non-arms-length	Grant Deed	\$132,000	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poultney High School	Middle	7–12	1.4 mi
Poultney Elementary School	Elementary	PK–6	1.7 mi

District: Quarry 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 05764

129 CRIME INDEX	84 AIR POLLUTION	3,066 POPULATION	\$64K MEDIAN IN-COME	44°F AVG TEMP	49% SUNSHINE
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------