

Single Family Residence

RESIDENTIAL

33 RIVER ST

WOODSTOCK, VT 05091

\$1,782,591 TopHap Estimate · \$438 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,070 ft²

LIVING AREA

0.47 ac

LOT SIZE

1886

YEAR BUILT

9

ROOMS

VALUATION

\$1.8M

\$1.6M low

\$2M high

Last Sale

\$1,580,000 · Jan 2, 2025

Est. Owner Equity

\$1,782,591

TAX & ASSESSMENT

Property Tax	\$13,650 (2023)
Assessed Value	\$784,400
Previous Assessed	\$675,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINDSOR
Lot (acres)	0.47
Fireplace	Yes
Pool	No

CLIMATE RISK

100
FLOOD

6
WILDFIRE

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2024	Resale	Deed	\$1,580,000	\$388	
Dec 1, 2012	Financing	Mortgage			\$417K
May 21, 2007	Resale	Grant Deed	\$349,500	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.2 mi
Woodstock Union Middle / High School	Middle	7–12	1.4 mi

District: Windsor Central 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 05091

108 CRIME INDEX	86 AIR POLLUTION	3,879 POPULATION	\$97K MEDIAN IN-COME	42°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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