

Single Family Residence

RESIDENTIAL

57 RIVER ST

WOODSTOCK, VT 05091

\$862,183 TopHap Estimate · \$378 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,283 ft²

LIVING AREA

0.37 ac

LOT SIZE

1826

YEAR BUILT

9

ROOMS

VALUATION

\$862K

\$638K low

\$1.1M high

Last Sale

\$892,500 · Dec 14, 2020

Est. Owner Equity

\$718,183

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$10,535 (2023)
Assessed Value	\$570,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.37
Fireplace	Yes
Pool	No

CLIMATE RISK

91 FLOOD	6 WILDFIRE	49 HEAT	91 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 14, 2020	Non-arms-length	Grant Deed	\$892,500	\$391	
Nov 13, 2019	Quitclaim	Quit Claim Transfer			
Apr 4, 2012	Financing	Mortgage			\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.3 mi
Woodstock Union Middle / High School	Middle	7–12	1.2 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	Absentee owner
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