

Single Family Residence

RESIDENTIAL

51 RIVER ST

WOODSTOCK, VT 05091

\$875,696 TopHap Estimate · \$554 / ft² · confidence 79 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,580 ft²

LIVING AREA

3,485 ft²

LOT SIZE

1853

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$876K

\$694K low

\$1.1M high

Last Sale

\$870,000 · Jun 29, 2026

Est. Owner Equity

\$875,696

TAX & ASSESSMENT

Property Tax	\$4,823 (2023)
Assessed Value	\$246,400
Previous Assessed	\$238,800

PROPERTY FACTS

Property Type	Single Family Residence
County	WINDSOR
Lot (acres)	0.08
Pool	No

CLIMATE RISK

92
FLOOD

6
WILDFIRE

49
HEAT

91
STORM

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
Jun 25, 2026	Resale	Quit Claim Transfer	\$870,000	\$551	
Jan 13, 2020	Resale	Grant Deed	\$342,000	\$216	
Sep 7, 2012	Resale	Grant Deed	\$234,900	\$149	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.3 mi
Woodstock Union Middle / High School	Middle	7–12	1.3 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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