

Single Family Residence **RESIDENTIAL**

2212 OLD RIVER RD

WHITE RIVER JUNCTION, VT 05001

\$393,032 TopHap Estimate · \$356 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,104 ft²

LIVING AREA

4.7 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$393K

\$337K low

\$449K high

Last Sale

\$249,000 · Sep 6, 2019

Est. Owner Equity

\$393,032

TAX & ASSESSMENT

Property Tax	\$7,063 (2024)
Assessed Value	\$351,200
Previous Assessed	\$216,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	WINDSOR
Lot (acres)	4.70
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

11
WILDFIRE

52
HEAT

94
STORM

3
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2019	Resale	Grant Deed	\$249,000	\$226	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottauquechee School	Elementary	PK–5	2.1 mi
Hartford Memorial Middle School	Middle	6–8	3.3 mi
Hartford High School	High	9–12	3.3 mi

District: Hartford 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 05001

112 CRIME INDEX	89 AIR POLLUTION	10,826 POPULATION	\$73K MEDIAN IN-COME	43°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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