

Duplex (2 Units, Any Combination)

RESIDENTIAL

3 RIVER ST

BELLOWS FALLS, VT 05101



6

BEDS

3

BATHS

2,864 ft²

LIVING AREA

1.67 ac

LOT SIZE

1840

YEAR BUILT

2

STORIES

12

ROOMS

TAX & ASSESSMENT

Property Tax	\$5,676 (2022)
Assessed Value	\$193,900
Previous Assessed	\$193,900

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Windham
Lot (acres)	1.67
Roof	Shingle

Heating	Steam
Pool	No

Deck

CLIMATE RISK

88
FLOOD

6
WILDFIRE

52
HEAT

92
STORM

23
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bellocs Falls High School	High	9–12	3.4 mi

District: Bellocs Falls Union High School District 27

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 05101

126
CRIME INDEX

79
AIR POLLUTION

4,492
POPULATION

\$65K
MEDIAN IN-
COME

44°F
AVG TEMP

49%
SUNSHINE

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

OWNERSHIP

Occupancy	Owner occupied
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