

Single Family Residence

RESIDENTIAL

49 RIVER ST

WOODSTOCK, VT 05091

\$575,140 TopHap Estimate · \$284 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,022 ft²

LIVING AREA

3,485 ft²

LOT SIZE

1853

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$575K

\$509K low

\$641K high

Last Sale

\$462,500 · Aug 3, 2021

Est. Owner Equity

\$575,140

TAX & ASSESSMENT

Property Tax	\$7,366 (2023)
Assessed Value	\$399,100

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
Aug 2, 2021	Resale	Deed	\$462,500	\$229	
Mar 13, 2020	Quitclaim	Quit Claim Transfer			

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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