

Duplex (2 Units, Any Combination)

RESIDENTIAL

8 RIVER ST

BELLOWS FALLS, VT 05101



6

BEDS

2

BATHS

2,572 ft²

LIVING AREA

0.13 ac

LOT SIZE

1880

YEAR BUILT

1

STORIES

9

ROOMS

TAX & ASSESSMENT

Property Tax	\$1,405 (2022)
Assessed Value	\$48,000
Previous Assessed	\$48,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Windham
Lot (acres)	0.13
Roof	Metal

Heating

Steam

Pool

No

CLIMATE RISK

92

FLOOD

6

WILDFIRE

52

HEAT

92

STORM

23

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

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

District: Bellows 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.