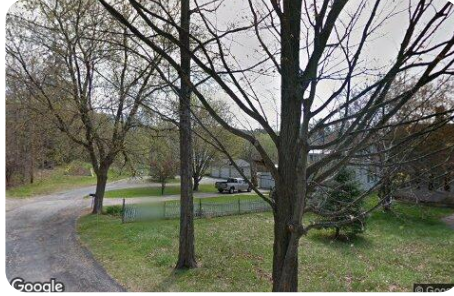


Single Family Residence **RESIDENTIAL**

23 RIVER ST

BRANDON, VT 05733

\$374,124 TopHap Estimate · \$195 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,920 ft²

LIVING AREA

0.54 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$374K

\$358K low

\$390K high

Last Sale

\$45,000 · Mar 16, 2020

Est. Owner Equity

\$374,124

TAX & ASSESSMENT

Property Tax	\$6,175 (2024)
Assessed Value	\$216,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.54
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

25
FLOOD

10
WILDFIRE

59
HEAT

88
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2020	Resale	Grant Deed	\$45,000	\$23	
Dec 18, 2017	Non-arms-length	Grant Deed	\$2,000	\$1	
Jun 28, 2017	Non-arms-length	Grant Deed	\$4,806	\$3	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Neshobe Elementary School	Elementary	PK–6	2.3 mi
Otter Valley Union High School	Middle	7–12	2.8 mi

District: Otter Valley 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 05733

92 CRIME INDEX	85 AIR POLLUTION	6,123 POPULATION	\$71K MEDIAN IN-COME	44°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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