

Duplex (2 Units, Any Combination)

RESIDENTIAL

48 RIVER ST

WINDSOR, VT 05089



6

BEDS

2

BATHS

2,662 ft²

LIVING AREA

0.15 ac

LOT SIZE

1917

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

Last Sale

\$245,000 · Mar 27, 2023

TAX & ASSESSMENT

Property Tax	\$2,074 (2023)
Assessed Value	\$182,940
Previous Assessed	\$241,650

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	WINDSOR
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

68 FLOOD	4 WILDFIRE	52 HEAT	92 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2023	Resale	Deed	\$245,000	\$92	
Sep 28, 2022	Resale	Deed	\$206,000	\$77	
Apr 10, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windsor School	Middle	7–12	0.6 mi
Albert Bridge School	Elementary	KG–6	4.5 mi

District: Mt. Ascutney 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 05089

107 CRIME INDEX	84 AIR POLLUTION	4,977 POPULATION	\$60K 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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