

Single Family Residence

RESIDENTIAL

399 RIVER ST

POULTNEY, VT 05764

\$407,371 TopHap Estimate · \$226 / ft² · confidence 67 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,800 ft²

LIVING AREA

180 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$407K

\$274K low

\$541K high

Last Sale

\$90,000 · Oct 11, 2022

Est. Owner Equity

\$407,371

TAX & ASSESSMENT

Property Tax

\$8,555 (2024)

Assessed Value

\$331,700

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	180.00
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

1 FLOOD	9 WILDFIRE	58 HEAT	92 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2022	Non-arms-length	Release/Satis. Of Agrem. Of Sale (Fee Property)	\$90,000	\$50	
Aug 29, 2016	Resale	Warranty Deed	\$35,000	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poultney High School	Middle	7–12	1.6 mi
Poultney Elementary School	Elementary	PK–6	2.0 mi

District: Quarry 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 05764

129 CRIME INDEX	84 AIR POLLUTION	3,066 POPULATION	\$64K 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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