

Single Family Residence **RESIDENTIAL**

35 RIVER ST

WOODSTOCK, VT 05091

\$776,821 TopHap Estimate · \$440 / ft² · confidence 66 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,766 ft²
LIVING AREA

0.64 ac
LOT SIZE

1948
YEAR BUILT

5
ROOMS

VALUATION

\$777K

\$514K low

\$1M high

Last Sale

\$675,000 · Jan 7, 2020

Est. Owner Equity

\$776,821

TAX & ASSESSMENT

Property Tax	\$8,008 (2023)
Assessed Value	\$433,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINDSOR
Lot (acres)	0.64
Fireplace	Yes
Pool	No

CLIMATE RISK

100
 FLOOD

6
 WILDFIRE

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
Oct 1, 2020	Quitclaim	Quit Claim Transfer			
Jan 7, 2020	Resale	Grant Deed	\$675,000	\$382	
Nov 5, 2015	Quitclaim	Quit Claim Transfer			
Mar 11, 2013	Recorded document	Grant Deed	\$1	\$0	
Sep 1, 2010	Non-arms-length	Grant Deed	\$38,890	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.2 mi
Woodstock Union Middle / High School	Middle	7–12	1.4 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	Absentee owner
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