

Single Family Residence **RESIDENTIAL**

7202 COLD RIVER RD

CUTTINGSVILLE, VT 05738

\$259,401 TopHap Estimate · \$277 / ft² · confidence 87 · as of Jul 14, 2026



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

2

BEDS

1

BATHS

936 ft²

LIVING AREA

1.21 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$259K

\$225K low

\$293K high

Last Sale

\$242,000 · Sep 29, 2025

Est. Owner Equity

\$259,401

TAX & ASSESSMENT

Property Tax	\$2,455 (2024)
Assessed Value	\$100,000
Previous Assessed	\$97,500

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	1.21
Roof	Metal
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

91
FLOOD

5
WILDFIRE

52
HEAT

98
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2025	Resale	Deed	\$242,000	\$259	
Jul 1, 2025	Resale	Deed	\$136,000	\$145	
Jan 20, 2022	Resale	Deed	\$148,500	\$159	
Aug 27, 2021	Financing	Intrafamily Transfer			
Jul 11, 2005	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shrewsbury Mountain School	Elementary	PK–6	2.5 mi
Mill River Union High School	Middle	7–12	4.8 mi

District: Mill River Unified Union School District



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

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 05738

78 CRIME INDEX	85 AIR POLLUTION	1,490 POPULATION	\$89K MEDIAN IN-COME	40°F AVG TEMP	49% SUNSHINE
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------