

Single Family Residence **RESIDENTIAL**

189 RIVER ST

MONTPELIER, VT 05602

\$327,053 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,617 ft²

LIVING AREA

0.14 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$327K

\$307K low

\$347K high

Last Sale

\$152,000 · Aug 23, 2007

Est. Owner Equity

\$327,053

TAX & ASSESSMENT

Property Tax	\$3,562 (2024)
Assessed Value	\$224,000
Previous Assessed	\$224,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Washington
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air
Pool	No

CLIMATE RISK

64 FLOOD	5 WILDFIRE	50 HEAT	79 STORM	13 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2021	Financing	Intrafamily Transfer			
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Aug 23, 2007	Resale	Grant Deed	\$152,000	\$94	
Jul 15, 2005	Financing	Grant Deed			\$113K
Jul 15, 2005	Financing	Mortgage			\$3K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Elementary School	Elementary	PK–4	1.0 mi
Main Street Middle School	Middle	5–8	1.1 mi
Montpelier High School	High	9–12	1.6 mi

District: Montpelier Roxbury 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 05602

114 CRIME INDEX	88 AIR POLLUTION	12,191 POPULATION	\$84K MEDIAN IN-COME	42°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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