

Single Family Residence **RESIDENTIAL**

6718 COLD RIVER RD

CUTTINGSVILLE, VT 05738

\$175,528 TopHap Estimate · \$138 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

1

BATHS

1,274 ft²

LIVING AREA

3.94 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$176K

\$162K low

\$189K high

Last Sale

\$35,000 · Jul 23, 2025

Est. Owner Equity

\$175,528

TAX & ASSESSMENT

Property Tax	\$2,641 (2024)
Assessed Value	\$104,900

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	3.94
Roof	Shingle
Heating	Steam
Fireplace	Yes
Pool	No

CLIMATE RISK

82
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	\$/FT²	LOAN
May 30, 2025	Resale	Deed	\$35,000	\$27	
Jan 18, 2025	Financing	Intrafamily Transfer			
Feb 5, 2020	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shrewsbury Mountain School	Elementary	PK–6	2.9 mi
Mill River Union High School	Middle	7–12	4.4 mi

District: Mill River Unified Union School District



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

OWNERSHIP

Occupancy

Absentee owner