

Single Family Residence **RESIDENTIAL**

21 RIVER ST

MILTON, VT 05468

\$287,384 TopHap Estimate · \$177 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1,620 ft²

LIVING AREA

0.42 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$287K

\$276K low

\$299K high

Est. Owner Equity

\$287,384

TAX & ASSESSMENT

Property Tax	\$5,169 (2024)
Assessed Value	\$265,200
Previous Assessed	\$265,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Chittenden
Lot (acres)	0.42
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

35
FLOOD

12
WILDFIRE

52
HEAT

87
STORM

10
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Middle School	Middle	5–8	0.4 mi
Milton Elementary School	Elementary	PK–4	0.4 mi
Milton High School	High	9–12	0.7 mi

District: Milton Town 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 05468

93 CRIME INDEX	85 AIR POLLUTION	11,716 POPULATION	\$99K 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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