

Single Family Residence

RESIDENTIAL

47 RIVER ST

WOODSTOCK, VT 05091

\$696,175 TopHap Estimate · \$324 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,152 ft²

LIVING AREA

0.12 ac

LOT SIZE

1902

YEAR BUILT

7

ROOMS

VALUATION

\$696K

\$617K low

\$775K high

Last Sale

\$700,000 · Jun 22, 2026

Est. Owner Equity

\$696,175

TAX & ASSESSMENT

Property Tax	\$8,187 (2023)
Assessed Value	\$443,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINDSOR
Lot (acres)	0.12
Pool	No

CLIMATE RISK

92 FLOOD	6 WILDFIRE	49 HEAT	91 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

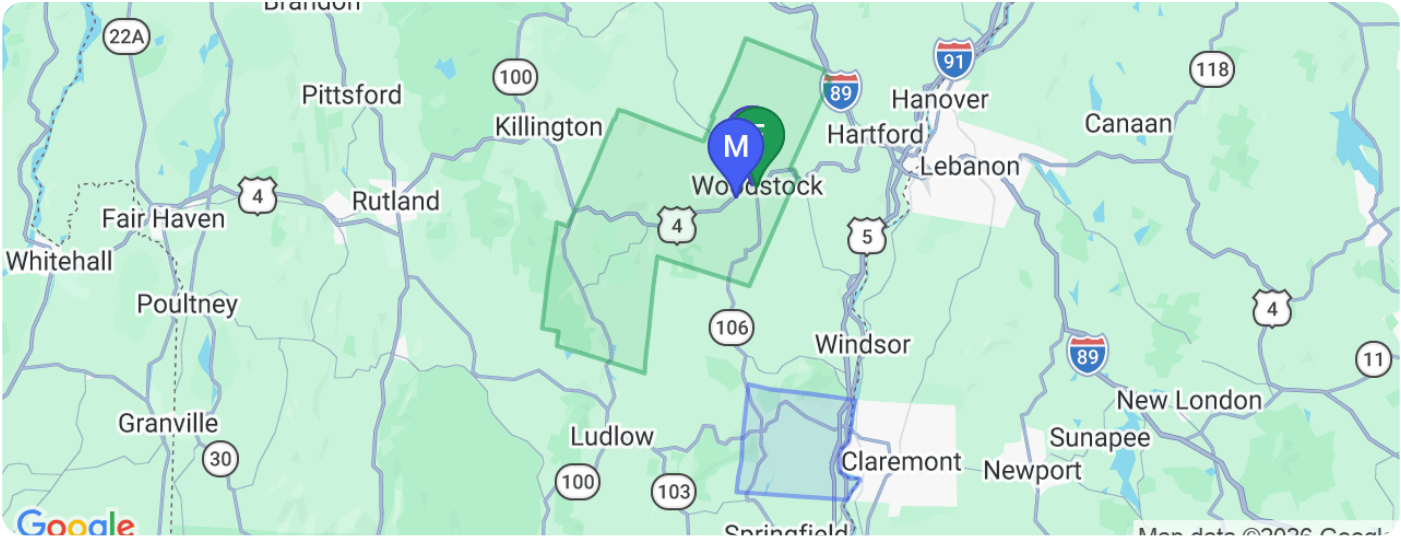
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2026	Resale	Deed	\$700,000	\$325	
Sep 28, 2011	Resale	Grant Deed	\$392,520	\$182	
Apr 17, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.3 mi
Woodstock Union Middle / High School	Middle	7–12	1.3 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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