

Single Family Residence **RESIDENTIAL**

5 RIVER ST

MONTPELIER, VT 05602

\$349,324 TopHap Estimate · \$208 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

1,680 ft²
LIVING AREA

0.15 ac
LOT SIZE

1900
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$349K

\$317K low

\$381K high

Last Sale

\$200,000 · Aug 30, 2021

Est. Owner Equity

\$349,324

TAX & ASSESSMENT

Property Tax	\$3,806 (2024)
Assessed Value	\$211,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	WASHINGTON
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Steam
Pool	No

CLIMATE RISK

93
FLOOD

6
WILDFIRE

50
HEAT

79
STORM

13
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2021	Resale	Deed	\$200,000	\$119	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Elementary School	Elementary	PK–4	0.6 mi
Main Street Middle School	Middle	5–8	0.8 mi
Montpelier High School	High	9–12	1.0 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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