

Duplex (2 Units, Any Combination) RESIDENTIAL

44 RIVER ST
WINDSOR, VT 05089



6

BEDS

2

BATHS

2,794 ft²

LIVING AREA

0.15 ac

LOT SIZE

1917

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

Last Sale

\$65,000 · May 9, 2001

TAX & ASSESSMENT

Property Tax

\$2,576 (2023)

Assessed Value

\$243,240

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	WINDSOR
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

68 FLOOD	4 WILDFIRE	52 HEAT	92 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windsor School	Middle	7–12	0.6 mi
Albert Bridge School	Elementary	KG–6	4.5 mi

District: Mt. Ascutney 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 05089

107 CRIME INDEX	84 AIR POLLUTION	4,977 POPULATION	\$60K MEDIAN IN- COME	43°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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