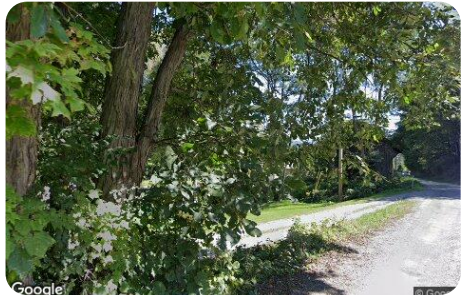
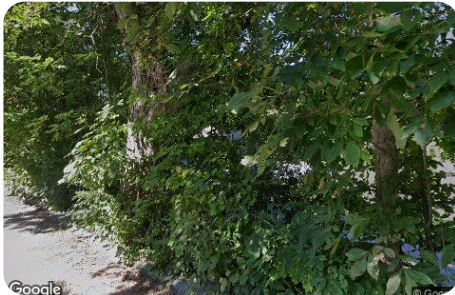


Mobile Home

RESIDENTIAL

191 RUSTIC RD

WHITE RIVER JUNCTION, VT 05001



3

BEDS

2

BATHS

858 ft<sup>2</sup>

LIVING AREA

1.58 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

5

ROOMS

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,873 (2024) |
| Assessed Value    | \$127,800      |
| Previous Assessed | \$88,100       |

PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Mobile Home         |
| Style         | Mobile/Manufactured |
| County        | WINDSOR             |
| Lot (acres)   | 1.58                |

|         |                                  |
|---------|----------------------------------|
| Roof    | Metal                            |
| Heating | Forced Air With Air Conditioning |
| Pool    | No                               |

## CLIMATE RISK

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 51<br>FLOOD | 6<br>WILDFIRE | 54<br>HEAT | 87<br>STORM | 9<br>DROUGHT |
|-------------|---------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------|-------|--------------------|------|
| Jun 16, 2009 | Recorded document | Grant Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| White River School              | Elementary | PK–5   | 3.1 mi   |
| Hartford Memorial Middle School | Middle     | 6–8    | 3.2 mi   |
| Hartford High School            | High       | 9–12   | 3.3 mi   |

District: Hartford 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 05001

|                    |                     |                      |                         |                  |                 |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 112<br>CRIME INDEX | 89<br>AIR POLLUTION | 10,826<br>POPULATION | \$73K<br>MEDIAN IN-COME | 43°F<br>AVG TEMP | 49%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**