

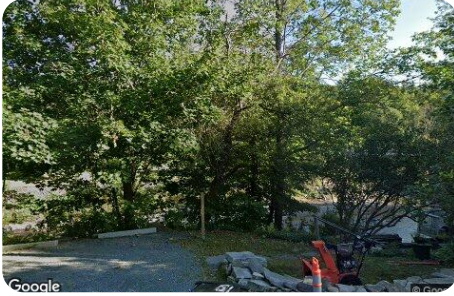
Single Family Residence

RESIDENTIAL

42 RIVER ST

WOODSTOCK, VT 05091

\$611,480 TopHap Estimate · \$478 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,280 ft²

LIVING AREA

0.32 ac

LOT SIZE

1890

YEAR BUILT

6

ROOMS

VALUATION

\$611K

\$530K low

\$693K high

Last Sale

\$570,000 · Jun 12, 2024

Est. Owner Equity

\$611,480

TAX & ASSESSMENT

Property Tax	\$7,646 (2023)
Assessed Value	\$509,800
Previous Assessed	\$414,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINDSOR
Lot (acres)	0.32
Fireplace	Yes
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	\$/FT²	LOAN
Jun 7, 2024	Resale	Deed	\$570,000	\$445	
Dec 19, 2023	Financing	Intrafamily Transfer			
Oct 30, 2013	Resale	Grant Deed	\$405,000	\$316	

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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