

Residential (General/Single)

RESIDENTIAL

42 RIVER ST

MILTON, VT 05468

\$404,407 TopHap Estimate · \$192 / ft² · confidence 90 · as of Jun 23, 2026



2,107 ft²
LIVING AREA

1.46 ac
LOT SIZE

1950
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$404K

\$364K low

\$445K high

Est. Owner Equity

\$404,407

TAX & ASSESSMENT

Property Tax	\$5,818 (2024)
Assessed Value	\$298,500
Previous Assessed	\$298,500

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Chittenden
Lot (acres)	1.46
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

25
FLOOD

14
WILDFIRE

52
HEAT

87
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2018	Non-arms-length	Grant Deed	\$225,000	\$107	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Milton Middle School	Middle	5–8	0.3 mi
Milton Elementary School	Elementary	PK–4	0.3 mi
Milton High School	High	9–12	0.6 mi

District: Milton Town 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 05468

93 CRIME INDEX	85 AIR POLLUTION	11,716 POPULATION	\$99K MEDIAN IN-COME	44°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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