

Residential (General/Single)

RESIDENTIAL

7 RIVER LN

SWANTON, VT 05488

\$282,709 TopHap Estimate · \$163 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,732 ft²

LIVING AREA

0.25 ac

LOT SIZE

1875

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$283K

\$258K low

\$308K high

Last Sale

\$270,000 · Jun 4, 2025

Est. Owner Equity

\$282,709

TAX & ASSESSMENT

Property Tax	\$4,120 (2024)
Assessed Value	\$176,300

PROPERTY FACTS

Property Type	Residential (General/Single)
County	FRANKLIN
Lot (acres)	0.25
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

50
HEAT

83
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2025	Resale	Deed	\$270,000	\$156	
Dec 22, 2016	Quitclaim	Quit Claim Transfer			
Jul 18, 2016	Quitclaim	Quit Claim Transfer			

NEIGHBORHOOD · ZIP 05488

106
CRIME INDEX

83
AIR POLLUTION

7,390
POPULATION

\$70K
MEDIAN IN-COME

44°F
AVG TEMP

49%
SUNSHINE

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

OWNERSHIP

Occupancy	Absentee owner
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