

Single Family Residence

RESIDENTIAL

70 WINTER LN

WELLS RIVER, VT 05081

\$192,480 TopHap Estimate · \$193 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

1

BATHS

999 ft²

LIVING AREA

1.2 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$192K

\$160K low

\$225K high

Last Sale

\$70,000 · Aug 25, 2020

Est. Owner Equity

\$192,480

TAX & ASSESSMENT

Property Tax	\$2,318 (2024)
Assessed Value	\$94,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	1.20
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

35
FLOOD

6
WILDFIRE

48
HEAT

86
STORM

3
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 2, 2025	Financing	Intrafamily Transfer			
Aug 25, 2020	Non-arms-length	Grant Deed	\$70,000	\$70	

NEIGHBORHOOD · ZIP 05081

162
CRIME INDEX

85
AIR POLLUTION

826
POPULATION

\$65K
MEDIAN IN-
COME

42°F
AVG TEMP

49%
SUNSHINE

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

OWNERSHIP

Occupancy	Owner occupied
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