

Single Family Residence **RESIDENTIAL**

82 RIVER ST

POULTNEY, VT 05764

\$158,538 TopHap Estimate · \$76 / ft² · confidence 88 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,080 ft²

LIVING AREA

5.78 ac

LOT SIZE

1791

YEAR BUILT

7

ROOMS

VALUATION

\$159K

\$140K low

\$177K high

Last Sale

\$145,000 · Sep 17, 2024

Est. Owner Equity

\$158,538

TAX & ASSESSMENT

Property Tax

\$4,562 (2024)

Assessed Value

\$176,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	RUTLAND
Lot (acres)	5.78
Roof	Slate
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1 FLOOD	7 WILDFIRE	58 HEAT	92 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2024	Resale	Deed	\$145,000	\$70	
Jul 15, 2022	Resale	Deed	\$150,000	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poultney High School	Middle	7–12	1.4 mi
Poultney Elementary School	Elementary	PK–6	1.7 mi

District: Quarry Valley 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.

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 NEIGHBORHOOD · ZIP 05764

129 CRIME INDEX	84 AIR POLLUTION	3,066 POPULATION	\$64K MEDIAN IN-COME	44°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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