

Single Family Residence **RESIDENTIAL**

49 RIVER ST

POULTNEY, VT 05764

\$186,682 TopHap Estimate · \$136 / ft² · confidence 90 · as of Jul 14, 2026

5

BEDS

2

BATHS

1,376 ft²

LIVING AREA

0.25 ac

LOT SIZE

1840

YEAR BUILT

8

ROOMS

VALUATION

\$187K

\$168K low

\$205K high

Est. Owner Equity

\$186,682

TAX & ASSESSMENT

Property Tax

\$2,643 (2024)

Assessed Value

\$102,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	RUTLAND
Lot (acres)	0.25
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

97 FLOOD	6 WILDFIRE	58 HEAT	92 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poultney High School	Middle	7–12	1.4 mi
Poultney Elementary School	Elementary	PK–6	1.6 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.

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.

OWNERSHIP

Occupancy	Absentee owner
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