

Single Family Residence **RESIDENTIAL**

44 RIVER ST

WALLINGFORD, VT 05773

\$188,161 TopHap Estimate · \$135 / ft² · confidence 87 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,396 ft²
LIVING AREA

0.51 ac
LOT SIZE

1912
YEAR BUILT

5
ROOMS

VALUATION

\$188K

\$163K low

\$213K high

Last Sale

\$14,794 · Oct 25, 2004

Est. Owner Equity

\$188,161

TAX & ASSESSMENT

Property Tax	\$1,981 (2020)
Assessed Value	\$99,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	RUTLAND
Lot (acres)	0.51
Roof	Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

25
FLOOD

5
WILDFIRE

57
HEAT

95
STORM

20
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wallingford Elementary School	Elementary	PK–6	0.3 mi
Mill River Union High School	Middle	7–12	5.0 mi

District: Mill River 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 05773

126 CRIME INDEX	85 AIR POLLUTION	2,160 POPULATION	\$73K MEDIAN IN-COME	40°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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