

Single Family Residence

RESIDENTIAL

17 RIVER ST

MONTPELIER, VT 05602

\$299,696

TopHap Estimate · \$212 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,413 ft²

LIVING AREA

0.51 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$300K

\$273K low

\$326K high

Last Sale

\$350,000 · Sep 18, 2025

Est. Owner Equity

\$299,696

TAX & ASSESSMENT

Property Tax	\$1,589 (2024)
Assessed Value	\$182,100
Previous Assessed	\$182,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Washington
Lot (acres)	0.51
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air
Pool	No

CLIMATE RISK

100
FLOOD

7
WILDFIRE

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2025	Resale	Deed	\$350,000	\$248	
Mar 3, 2021	Resale	Deed	\$65,700	\$46	
Dec 3, 2020	Non-arms-length	Grant Deed	\$22,263	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Elementary School	Elementary	PK–4	0.7 mi
Main Street Middle School	Middle	5–8	0.9 mi
Montpelier High School	High	9–12	1.1 mi

District: Montpelier Roxbury 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 05602

114 CRIME INDEX	88 AIR POLLUTION	12,191 POPULATION	\$84K MEDIAN IN-COME	42°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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