

Single Family Residence

RESIDENTIAL

47 RIVER ST

WINDSOR, VT 05089

\$248,959 TopHap Estimate · \$110 / ft² · confidence 70 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,265 ft²

LIVING AREA

0.55 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$249K

\$174K low

\$324K high

Last Sale

\$235,000 · Feb 20, 2025

Est. Owner Equity

\$248,959

TAX & ASSESSMENT

Property Tax	\$2,969 (2023)
Assessed Value	\$269,510

PROPERTY FACTS

Property Type	Single Family Residence
County	WINDSOR
Lot (acres)	0.55
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

CLIMATE RISK

68 FLOOD	4 WILDFIRE	52 HEAT	92 STORM	9 DROUGHT
-------------	---------------	------------	-------------	--------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2025	Resale	Deed	\$235,000	\$104	
Dec 14, 2015	Resale	Grant Deed	\$87,000	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windsor School	Middle	7–12	0.6 mi
Albert Bridge School	Elementary	KG–6	4.5 mi

District: Mt. Ascutney 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 05089

107 CRIME INDEX	84 AIR POLLUTION	4,977 POPULATION	\$60K MEDIAN IN-COME	43°F AVG TEMP	49% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------