

Single Family Residence

RESIDENTIAL

44 RIVER ST

WOODSTOCK, VT 05091

\$675,874 TopHap Estimate · \$290 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,330 ft²

LIVING AREA

0.18 ac

LOT SIZE

1825

YEAR BUILT

9

ROOMS

VALUATION

\$676K

\$604K low

\$748K high

Last Sale

\$300,000 · Dec 1, 2004

Est. Owner Equity

\$675,874

TAX & ASSESSMENT

Property Tax	\$8,289 (2023)
Assessed Value	\$449,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.18
Fireplace	Yes
Pool	No

CLIMATE RISK

92 FLOOD	6 WILDFIRE	49 HEAT	91 STORM	9 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
Woodstock Elementary School	Elementary	PK–4	0.3 mi
Woodstock Union Middle / High School	Middle	7–12	1.2 mi

District: Windsor Central 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 05091

108 CRIME INDEX	86 AIR POLLUTION	3,879 POPULATION	\$97K MEDIAN IN-COME	42°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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