

Single Family Residence

RESIDENTIAL

9 RIVER ST

WOODSTOCK, VT 05091

\$527,574 TopHap Estimate · \$301 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,751 ft²
LIVING AREA

0.33 ac
LOT SIZE

1865
YEAR BUILT

7
ROOMS

VALUATION

\$528K

\$465K low

\$590K high

Last Sale

\$140,000 · Feb 1, 2016

Est. Owner Equity

\$527,574

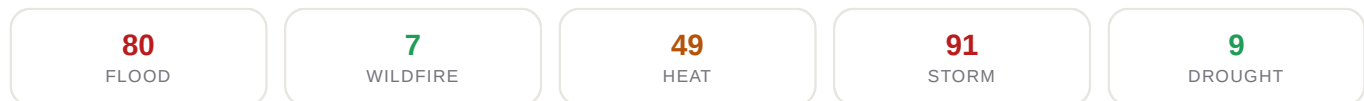
TAX & ASSESSMENT

Property Tax	\$2,604 (2023)
Assessed Value	\$334,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Duplex Single
County	WINDSOR
Lot (acres)	0.33
Pool	No

CLIMATE RISK



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

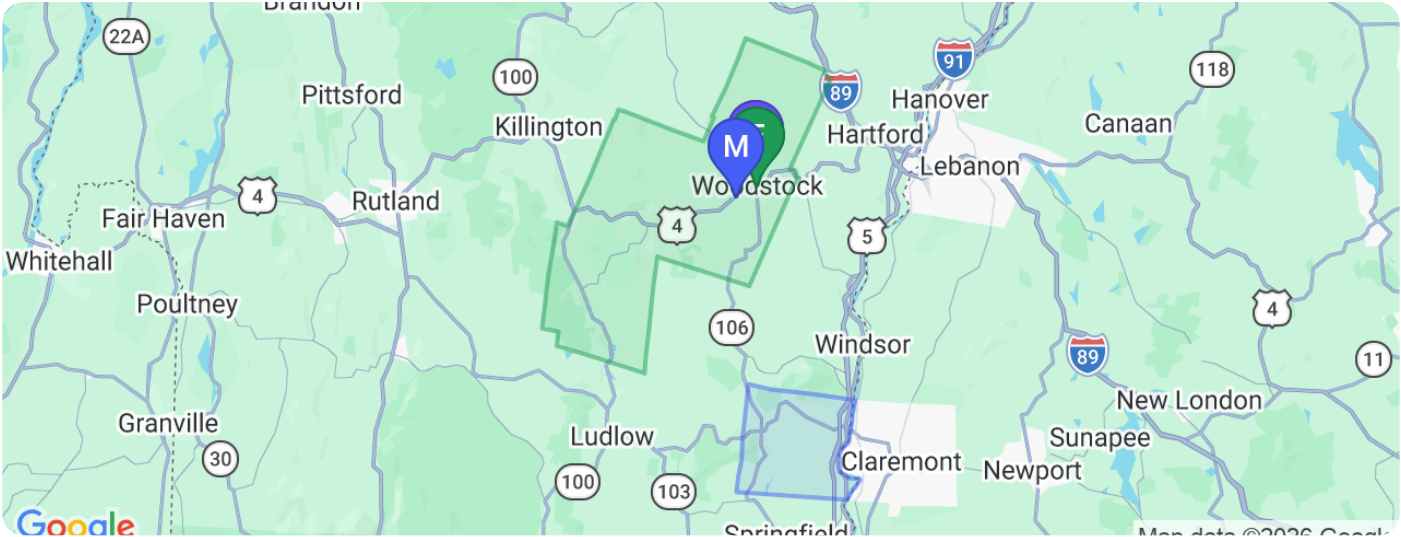
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2016	Resale	Grant Deed	\$140,000	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.4 mi
Woodstock Union Middle / High School	Middle	7–12	1.6 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. Map data ©2026 Google

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	Owner occupied
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