

Single Family Residence **RESIDENTIAL**

18 RIVER ST

WOODSTOCK, VT 05091

\$1,625,520 TopHap Estimate · \$371 / ft² · confidence 81 · as of Jul 14, 2026



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7

BEDS

5

BATHS

4,387 ft²

LIVING AREA

1.04 ac

LOT SIZE

1890

YEAR BUILT

13

ROOMS

VALUATION

\$1.6M

\$1.3M low

\$1.9M high

Est. Owner Equity

\$1,625,520

TAX & ASSESSMENT

Property Tax	\$18,607 (2023)
Assessed Value	\$1,008,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	1.04
Fireplace	Yes
Pool	No

CLIMATE RISK

91
FLOOD

6
WILDFIRE

49
HEAT

91
STORM

9
DROUGHT

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	1.6 mi

District: Windsor Central Unified Union School District



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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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