

Single Family Residence **RESIDENTIAL**

26 RIVER ST

WOODSTOCK, VT 05091

\$1,175,496 TopHap Estimate · \$316 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,719 ft²

LIVING AREA

0.61 ac

LOT SIZE

1845

YEAR BUILT

10

ROOMS

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$1,100,000 · Oct 4, 2023

Est. Owner Equity

\$1,175,496

TAX & ASSESSMENT

Property Tax	\$18,556 (2023)
Assessed Value	\$1,005,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.61
Fireplace	Yes
Pool	No

CLIMATE RISK

93 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2023	Resale	Deed	\$1,100,000	\$296	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.2 mi
Woodstock Union Middle / High School	Middle	7–12	1.5 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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