

Single Family Residence **RESIDENTIAL**

4 RIVER ST

WOODSTOCK, VT 05091

\$1,002,584 TopHap Estimate · \$613 / ft² · confidence 80 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,636 ft²

LIVING AREA

0.37 ac

LOT SIZE

1880

YEAR BUILT

7

ROOMS

VALUATION

\$1M

\$805K low

\$1.2M high

Last Sale

\$925,000 · Aug 4, 2025

Est. Owner Equity

\$1,002,584

TAX & ASSESSMENT

Property Tax	\$12,147 (2023)
Assessed Value	\$601,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.37
Fireplace	Yes
Pool	No

CLIMATE RISK

92 FLOOD	7 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
Jul 31, 2025	Resale	Deed	\$925,000	\$565	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.5 mi
Woodstock Union Middle / High School	Middle	7–12	1.7 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	Owner occupied
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