

Single Family Residence

RESIDENTIAL

20 RIVER ST

WOODSTOCK, VT 05091

\$1,250,316 TopHap Estimate · \$415 / ft² · confidence 53 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,010 ft²

LIVING AREA

0.51 ac

LOT SIZE

1848

YEAR BUILT

9

ROOMS

VALUATION

\$1.3M

\$668K low

\$1.8M high

Last Sale

\$860,000 · Jul 31, 2020

Est. Owner Equity

\$1,250,316

TAX & ASSESSMENT

Property Tax	\$15,219 (2023)
Assessed Value	\$824,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.51
Fireplace	Yes
Pool	No

CLIMATE RISK

90
FLOOD

6
WILDFIRE

49
HEAT

91
STORM

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2025	Financing	Intrafamily Transfer			
Jul 31, 2020	Non-arms-length	Grant Deed	\$860,000	\$286	

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

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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