

Single Family Residence **RESIDENTIAL**

12 RIVER ST

WOODSTOCK, VT 05091

\$1,489,351 TopHap Estimate · \$415 / ft² · confidence 42 · as of Jul 14, 2026



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

6

BEDS

3.5

BATHS

3,585 ft²

LIVING AREA

0.48 ac

LOT SIZE

1840

YEAR BUILT

11

ROOMS

VALUATION

\$1.5M

\$632K low

\$2.3M high

Est. Owner Equity

\$1,489,351

TAX & ASSESSMENT

Property Tax	\$15,961 (2023)
Assessed Value	\$864,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINDSOR
Lot (acres)	0.48
Fireplace	Yes
Pool	No

CLIMATE RISK

93
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
Apr 24, 2023	Financing	Intrafamily Transfer			

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



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------