

Duplex (2 Units, Any Combination) **RESIDENTIAL**

175 RIVER ST
MONTPELIER, VT 05602



5
BEDS

4
BATHS

2,614 ft²
LIVING AREA

0.28 ac
LOT SIZE

1895
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

Last Sale **\$544,000 · Oct 11, 2022**

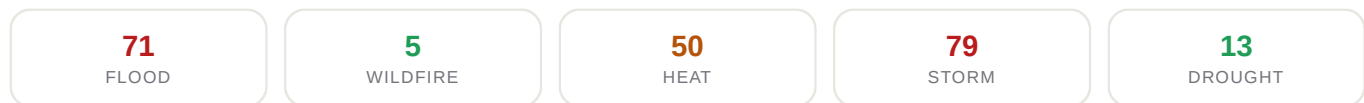
TAX & ASSESSMENT

Property Tax	\$5,387 (2024)
Assessed Value	\$509,800
Previous Assessed	\$509,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Conventional
County	Washington
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2022	Resale	Deed	\$544,000	\$208	
Apr 18, 2016	Resale	Grant Deed	\$40,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Elementary School	Elementary	PK–4	0.9 mi
Main Street Middle School	Middle	5–8	1.1 mi
Montpelier High School	High	9–12	1.6 mi

District: Montpelier Roxbury 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 05602

114 CRIME INDEX	88 AIR POLLUTION	12,191 POPULATION	\$84K MEDIAN IN-COME	42°F AVG TEMP	49% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------