

Single Family Residence **RESIDENTIAL**

204 WOOD RUN

HINESBURG, VT 05461

\$81,994 TopHap Estimate · \$114 / ft² · confidence 65 · as of Jul 14, 2026



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BEDS

720 ft²

LIVING AREA

3,485 ft²

LOT SIZE

1930

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$82K

\$53K low

\$111K high

Last Sale

\$82,500 · Sep 18, 2025

Est. Owner Equity

\$81,994

TAX & ASSESSMENT

Property Tax	\$2,792 (2024)
Assessed Value	\$103,900
Previous Assessed	\$103,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Chittenden
Lot (acres)	0.08
Roof	Shingle
Heating	None
Pool	No

Deck

CLIMATE RISK

35
FLOOD

6
WILDFIRE

51
HEAT

86
STORM

10
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2025	Resale	Deed	\$82,500	\$115	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Champlain Valley Union High School	High	9–12	1.9 mi
Hinesburg Community School	Elementary	PK–8	2.8 mi

District: Champlain Valley Unified School District



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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 05461

88 CRIME INDEX	87 AIR POLLUTION	4,941 POPULATION	\$106K MEDIAN IN-COME	43°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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