

Single Family Residence

RESIDENTIAL

369 RIVER ST

MONTPELIER, VT 05602

\$438,919 TopHap Estimate · \$218 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,016 ft²

LIVING AREA

0.69 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$439K

\$417K low

\$461K high

Last Sale

\$187,500 · Apr 1, 2019

Est. Owner Equity

\$438,919

TAX & ASSESSMENT

Property Tax	\$4,265 (2024)
Assessed Value	\$245,300
Previous Assessed	\$245,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Washington
Lot (acres)	0.69
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air
Fireplace	Yes
Pool	No

CLIMATE RISK

60
FLOOD

4
WILDFIRE

50
HEAT

79
STORM

13
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2019	Resale	Grant Deed	\$187,500	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Elementary School	Elementary	PK–4	1.7 mi
Main Street Middle School	Middle	5–8	1.9 mi
Montpelier High School	High	9–12	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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