

Single Family Residence **RESIDENTIAL**

## 213 CONNECTICUT RIVER RD

WHITE RIVER JUNCTION, VT 05001

**\$227,849** TopHap Estimate · \$204 / ft<sup>2</sup> · confidence 75 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,118 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

### VALUATION

**\$228K**

\$171K low

\$285K high

Est. Owner Equity

**\$227,849**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,678 (2024) |
| Assessed Value    | \$215,100      |
| Previous Assessed | \$112,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WINDSOR                          |
| Lot (acres)   | 0.35                             |
| Roof          | Metal                            |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|            |               |            |             |              |
|------------|---------------|------------|-------------|--------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 54<br>HEAT | 87<br>STORM | 9<br>DROUGHT |
|------------|---------------|------------|-------------|--------------|

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

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| White River School              | Elementary | PK–5   | 1.0 mi   |
| Hartford Memorial Middle School | Middle     | 6–8    | 1.1 mi   |
| Hartford High School            | High       | 9–12   | 1.2 mi   |

District: Hartford 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 05001

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>10,826</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|