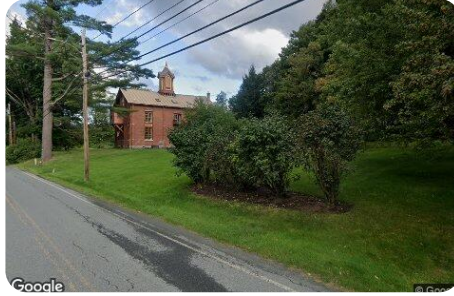


Single Family Residence **RESIDENTIAL**

72 RIVER ST

WOODSTOCK, VT 05091

\$1,007,369 TopHap Estimate · \$350 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,877 ft²

LIVING AREA

1.1 ac

LOT SIZE

1830

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1M

\$851K low

\$1.2M high

Est. Owner Equity

\$1,007,369

TAX & ASSESSMENT

Property Tax	\$12,858 (2024)
Assessed Value	\$844,300
Previous Assessed	\$394,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	WINDSOR
Lot (acres)	1.10
Roof	Metal
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

91 FLOOD	7 WILDFIRE	52 HEAT	94 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottawaquechee School	Elementary	PK–5	0.3 mi
Hartford Memorial Middle School	Middle	6–8	5.1 mi
Hartford High School	High	9–12	5.2 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 05091

108 CRIME INDEX	86 AIR POLLUTION	3,879 POPULATION	\$97K MEDIAN IN-COME	42°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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