

Single Family Residence **RESIDENTIAL**

146 RIVER ST

HARTFORD, VT 05047

\$1,006,399 TopHap Estimate · \$551 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,828 ft²

LIVING AREA

0.3 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$1M

\$896K low

\$1.1M high

Last Sale

\$925,000 · Apr 2, 2025

Est. Owner Equity

\$1,006,399

TAX & ASSESSMENT

Property Tax	\$8,387 (2024)
Assessed Value	\$794,300
Previous Assessed	\$257,200

PROPERTY FACTS

Property Type	Single Family Residence
County	WINDSOR
Lot (acres)	0.30
Roof	Shingle
Heating	Steam
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

82
FLOOD

7
WILDFIRE

52
HEAT

94
STORM

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2025	Financing	Intrafamily Transfer			
Mar 24, 2025	Resale	Deed	\$925,000	\$506	
Oct 21, 2022	Resale	Deed	\$750,000	\$410	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottauquechee School	Elementary	PK–5	0.4 mi
Hartford Memorial Middle School	Middle	6–8	5.2 mi
Hartford High School	High	9–12	5.3 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.

OWNERSHIP

Occupancy

Absentee owner