

Single Family Residence **RESIDENTIAL**

197 RIVER ST

WHITE RIVER JUNCTION, VT 05001

\$846,215 TopHap Estimate · \$441 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,917 ft²
LIVING AREA

0.9 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$846K

\$759K low

\$934K high

Last Sale

\$500,177 · Jun 22, 2020

Est. Owner Equity

\$846,215

TAX & ASSESSMENT

Property Tax	\$16,853 (2024)
Assessed Value	\$946,800
Previous Assessed	\$516,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.90
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

68 FLOOD	8 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2023	Financing	Intrafamily Transfer			
Jun 22, 2020	Resale	Grant Deed	\$500,176	\$261	

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.

NEIGHBORHOOD · ZIP 05001

112 CRIME INDEX	89 AIR POLLUTION	10,826 POPULATION	\$73K 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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