

Single Family Residence **RESIDENTIAL**

77 RIVER ST

WOODSTOCK, VT 05091

\$567,141 TopHap Estimate · \$257 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,207 ft²

LIVING AREA

0.46 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$567K

\$507K low

\$627K high

Est. Owner Equity

\$567,141

TAX & ASSESSMENT

Property Tax	\$6,594 (2024)
Assessed Value	\$411,800
Previous Assessed	\$202,200

PROPERTY FACTS

Property Type	Single Family Residence
County	WINDSOR
Lot (acres)	0.46
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

91
FLOOD

7
WILDFIRE

52
HEAT

94
STORM

9
DROUGHT

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	Owner occupied
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