

Single Family Residence

RESIDENTIAL

13 RIVER ST

WOODSTOCK, VT 05091

\$746,386

TopHap Estimate · \$389 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,920 ft²

LIVING AREA

0.2 ac

LOT SIZE

1850

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$746K

\$645K low

\$848K high

Last Sale

\$675,000 · Aug 9, 2021

Est. Owner Equity

\$746,386

TAX & ASSESSMENT

Property Tax	\$11,620 (2023)
Assessed Value	\$627,500

PROPERTY FACTS

Property Type	Single Family Residence
County	WINDSOR
Lot (acres)	0.20
Fireplace	Yes
Pool	No

CLIMATE RISK

91
FLOOD

6
WILDFIRE

49
HEAT

91
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
Jan 9, 2014	Quitclaim	Quit Claim Transfer			
Dec 30, 2009	Resale	Grant Deed	\$175,000	\$91	
Nov 28, 2007	Non-arms-length	Grant Deed	\$185,000	\$96	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.4 mi
Woodstock Union Middle / High School	Middle	7–12	1.6 mi

District: Windsor Central Unified Union 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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