

Single Family Residence

RESIDENTIAL

7 RIVER ST

MONTPELIER, VT 05602

\$319,664 TopHap Estimate · \$190 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,680 ft²

LIVING AREA

0.12 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$320K

\$297K low

\$343K high

Last Sale

\$314,000 · Jun 1, 2026

Est. Owner Equity

\$319,664

TAX & ASSESSMENT

Property Tax	\$2,880 (2024)
Assessed Value	\$232,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	WASHINGTON
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

93
FLOOD

6
WILDFIRE

50
HEAT

79
STORM

13
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2026	Resale	Quit Claim Transfer	\$314,000	\$187	
Apr 17, 2023	Resale	Deed	\$235,000	\$140	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Elementary School	Elementary	PK–4	0.6 mi
Main Street Middle School	Middle	5–8	0.8 mi
Montpelier High School	High	9–12	1.1 mi

District: Montpelier Roxbury 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 05602

114 CRIME INDEX	88 AIR POLLUTION	12,191 POPULATION	\$84K 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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