

Single Family Residence **RESIDENTIAL**

13B RIVER ST

WOODSTOCK, VT 05091

\$2,249,428 TopHap Estimate · \$993 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

2,266 ft²
LIVING AREA

0.58 ac
LOT SIZE

2018
YEAR BUILT

6
ROOMS

VALUATION

\$2.2M

\$2M low

\$2.5M high

Last Sale

\$1,929,000 · Aug 5, 2024

Est. Owner Equity

\$2,249,428

TAX & ASSESSMENT

Property Tax	\$23,351 (2022)
Assessed Value	\$897,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.58
Fireplace	Yes
Pool	No

CLIMATE RISK

78 FLOOD	6 WILDFIRE	49 HEAT	91 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
Jul 31, 2024	Resale	Deed	\$1,929,000	\$851	

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	Absentee owner
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