

Single Family Residence **RESIDENTIAL**

# 108 RIVER ST

SPRINGFIELD, VT 05156

**\$207,566** TopHap Estimate · \$126 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**  
BEDS

**1.5**  
BATHS

**1,643 ft<sup>2</sup>**  
LIVING AREA

**1 ac**  
LOT SIZE

**1932**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

## VALUATION

**\$208K**

\$192K low

\$223K high

Last Sale

**\$120,000 · Dec 7, 2021**

Est. Owner Equity

**\$207,566**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$3,969 (2024) |
| Assessed Value | \$112,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | WINDSOR                 |
| Lot (acres)   | 1.00                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Metal                   |
| Heating       | Steam                   |
| Pool          | No                      |

## CLIMATE RISK

**89**  
FLOOD

**5**  
WILDFIRE

**51**  
HEAT

**96**  
STORM

**9**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED       | PRICE     | \$/FT² | LOAN |
|---------------------|-------------------|------------|-----------|--------|------|
| <b>Dec 3, 2021</b>  | Resale            | Deed       | \$120,000 | \$73   |      |
| <b>Mar 10, 2014</b> | Recorded document | Grant Deed |           |        |      |
| <b>Sep 14, 2011</b> | Recorded document | Grant Deed | \$1       | \$0    |      |
| <b>Mar 31, 2011</b> | Resale            | Grant Deed | \$70,575  | \$43   |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| <b>Elm Hill School</b>         | Elementary | KG–2   | 0.3 mi   |
| <b>Riverside Middle School</b> | Middle     | 6–8    | 0.5 mi   |
| <b>Springfield High School</b> | High       | 9–12   | 1.6 mi   |

District: Springfield 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 05156

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>114</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>9,541</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|