

Single Family Residence

**RESIDENTIAL**

# 9 RIVER LN

SWANTON, VT 05488

**\$247,541** TopHap Estimate · \$250 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**990 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1946**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$248K**

\$223K low

\$273K high

Last Sale

**\$97,000 · Aug 23, 2017**

Est. Owner Equity

**\$247,541**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,276 (2024) |
| Assessed Value    | \$140,200      |
| Previous Assessed | \$140,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 0.25                    |
| Roof          | Metal                   |
| Heating       | Forced Air              |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

5  
WILDFIRE

50  
HEAT

83  
STORM

8  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------|----------|--------------------|------|
| Aug 23, 2017 | Resale            | Grant Deed | \$97,000 | \$98               |      |
| Oct 23, 2007 | Recorded document | Grant Deed | \$1      | \$0                |      |
| Oct 23, 2007 | Recorded document | Grant Deed | \$1      | \$0                |      |

## NEIGHBORHOOD · ZIP 05488

106  
CRIME INDEX

83  
AIR POLLUTION

7,390  
POPULATION

\$70K  
MEDIAN IN-  
COME

44°F  
AVG TEMP

49%  
SUNSHINE

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|