

Single Family Residence **RESIDENTIAL**

37 RIVER ST

WOODSTOCK, VT 05091

\$1,072,822 TopHap Estimate · \$453 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,368 ft²

LIVING AREA

0.2 ac

LOT SIZE

1840

YEAR BUILT

6

ROOMS

VALUATION

\$1.1M

\$882K low

\$1.3M high

Last Sale

\$920,000 · Aug 7, 2024

Est. Owner Equity

\$1,072,822

TAX & ASSESSMENT

Property Tax	\$10,337 (2023)
Assessed Value	\$528,500
Previous Assessed	\$511,800

PROPERTY FACTS

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

CLIMATE RISK

100 FLOOD	6 WILDFIRE	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	\$/FT²	LOAN
Feb 20, 2026	Financing	Intrafamily Transfer			
Jul 1, 2024	Resale	Deed	\$920,000	\$389	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.2 mi
Woodstock Union Middle / High School	Middle	7–12	1.4 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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