

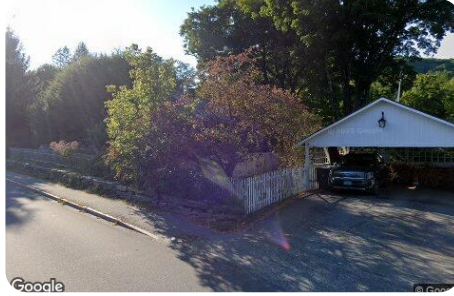
Single Family Residence

**RESIDENTIAL**

# 39 RIVER ST

WOODSTOCK, VT 05091

**\$1,103,666** TopHap Estimate · \$346 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,188 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1850**

YEAR BUILT

**1**

STORIES

**10**

ROOMS

## VALUATION

**\$1.1M**

\$844K low

\$1.4M high

Last Sale

**\$1,100,000 · Jun 23, 2021**

Est. Owner Equity

**\$1,103,666**

## TAX & ASSESSMENT

|                |                 |
|----------------|-----------------|
| Property Tax   | \$13,385 (2023) |
| Assessed Value | \$662,700       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WINDSOR                 |
| Lot (acres)   | 0.28                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**100**  
FLOOD

**6**  
WILDFIRE

**9**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE       | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------|-------------|--------------------|------|
| Jun 18, 2021 | Resale | Deed | \$1,100,000 | \$345              |      |

## 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>3,879</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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