

Single Family Residence **RESIDENTIAL**

261 CONNECTICUT RIVER RD

WHITE RIVER JUNCTION, VT 05001

\$247,413 TopHap Estimate · \$204 / ft² · confidence 73 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,211 ft²

LIVING AREA

0.2 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$247K

\$181K low

\$314K high

Last Sale

\$65,000 · Aug 11, 2005

Est. Owner Equity

\$247,413

TAX & ASSESSMENT

Property Tax	\$3,427 (2024)
Assessed Value	\$191,400
Previous Assessed	\$105,100

PROPERTY FACTS

Property Type	Single Family Residence
County	WINDSOR
Lot (acres)	0.20
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

7
WILDFIRE

54
HEAT

87
STORM

9
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
White River School	Elementary	PK–5	1.0 mi
Hartford Memorial Middle School	Middle	6–8	1.2 mi
Hartford High School	High	9–12	1.3 mi

District: Hartford 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 05001

112 CRIME INDEX	89 AIR POLLUTION	10,826 POPULATION	\$73K MEDIAN IN-COME	43°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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