

Single Family Residence **RESIDENTIAL**

103 RIVER ST

POULTNEY, VT 05764

\$122,902 TopHap Estimate · \$109 / ft² · confidence 78 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,130 ft²

LIVING AREA

0.23 ac

LOT SIZE

1880

YEAR BUILT

7

ROOMS

VALUATION

\$123K

\$96K low

\$150K high

Last Sale

\$72,000 · Oct 9, 2009

Est. Owner Equity

\$122,902

TAX & ASSESSMENT

Property Tax	\$1,942 (2024)
Assessed Value	\$75,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	RUTLAND
Lot (acres)	0.23
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

35
FLOOD

6
WILDFIRE

58
HEAT

92
STORM

20
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2009	Resale	Grant Deed	\$72,000	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poultney High School	Middle	7–12	1.4 mi
Poultney Elementary School	Elementary	PK–6	1.7 mi

District: Quarry Valley 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 05764

129 CRIME INDEX	84 AIR POLLUTION	3,066 POPULATION	\$64K MEDIAN IN-COME	44°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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