

Single Family Residence **RESIDENTIAL**

2 RIVER ST

WOODSTOCK, VT 05091

\$1,102,394 TopHap Estimate · \$453 / ft² · confidence 43 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,435 ft²

LIVING AREA

0.97 ac

LOT SIZE

1840

YEAR BUILT

8

ROOMS

VALUATION

\$1.1M

\$473K low

\$1.7M high

Est. Owner Equity

\$1,102,394

TAX & ASSESSMENT

Property Tax	\$15,066 (2023)
Assessed Value	\$745,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	0.97
Fireplace	Yes
Pool	No

CLIMATE RISK

92 FLOOD	7 WILDFIRE	49 HEAT	91 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.5 mi
Woodstock Union Middle / High School	Middle	7–12	1.8 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	Owner occupied
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