

Single Family Residence

RESIDENTIAL

45 RIVER ST

WOODSTOCK, VT 05091

\$670,500 TopHap Estimate · \$295 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,270 ft²

LIVING AREA

0.11 ac

LOT SIZE

1911

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$671K

\$550K low

\$791K high

Est. Owner Equity

\$670,500

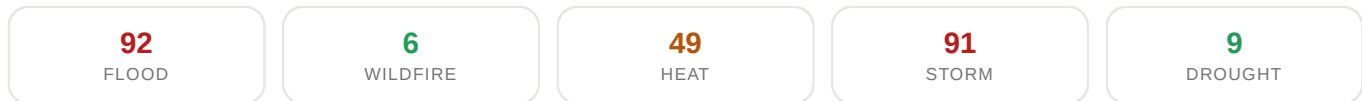
TAX & ASSESSMENT

Property Tax	\$7,644 (2023)
Assessed Value	\$414,200

PROPERTY FACTS

Property Type	Single Family Residence
County	WINDSOR
Lot (acres)	0.11
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2018	Resale	Grant Deed	\$425,000	\$187	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodstock Elementary School	Elementary	PK–4	0.3 mi
Woodstock Union Middle / High School	Middle	7–12	1.3 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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