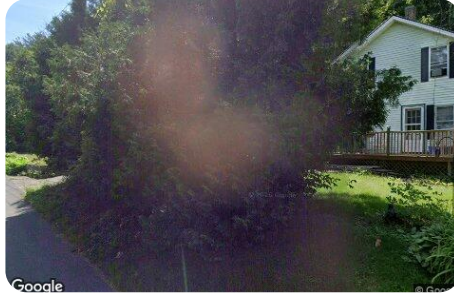


Single Family Residence **RESIDENTIAL**

469 CONNECTICUT RIVER RD

WHITE RIVER JUNCTION, VT 05001

\$350,731 TopHap Estimate · \$259 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,352 ft²

LIVING AREA

0.5 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$351K

\$334K low

\$368K high

Last Sale

\$143,500 · Nov 24, 2010

Est. Owner Equity

\$350,731

TAX & ASSESSMENT

Property Tax	\$4,370 (2024)
Assessed Value	\$317,800
Previous Assessed	\$134,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WINDSOR
Lot (acres)	0.50
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

67
FLOOD

7
WILDFIRE

54
HEAT

87
STORM

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2010	Resale	Grant Deed	\$143,500	\$106	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
White River School	Elementary	PK–5	1.2 mi
Hartford Memorial Middle School	Middle	6–8	1.3 mi
Hartford High School	High	9–12	1.4 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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