

Single Family Residence **RESIDENTIAL**

861 SAXTONS RIVER RD

SAXTONS RIVER, VT 05154

\$150,039 TopHap Estimate · \$174 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1

BATHS

864 ft²

LIVING AREA

1.34 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$150K

\$132K low

\$168K high

Last Sale

\$85,000 · Jan 25, 2022

Est. Owner Equity

\$150,039

TAX & ASSESSMENT

Property Tax	\$2,350 (2022)
Assessed Value	\$86,000
Previous Assessed	\$86,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Windham
Lot (acres)	1.34
Roof	Metal
Heating	Forced Air
Pool	No

Deck

CLIMATE RISK

1
FLOOD

9
WILDFIRE

49
HEAT

96
STORM

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 14, 2022	Resale	Deed	\$85,000	\$98	
May 13, 2008	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bellows Falls High School	High	9–12	5.4 mi

District: Bellows Falls Union High School District 27

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 05154

101 CRIME INDEX	80 AIR POLLUTION	36 POPULATION	\$74K 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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