

Single Family Residence **RESIDENTIAL**

449 VT ROUTE 30

NEWFANE, VT 05345

\$167,586 TopHap Estimate · \$262 / ft² · confidence 91 · as of Jul 14, 2026



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2

BEDS

1

BATHS

640 ft²

LIVING AREA

2 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$168K

\$153K low

\$182K high

Last Sale

\$115,000 · Oct 13, 2023

Est. Owner Equity

\$167,586

TAX & ASSESSMENT

Property Tax	\$1,613 (2022)
Assessed Value	\$71,200
Previous Assessed	\$71,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Windham
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Metal
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

87
FLOOD

6
WILDFIRE

48
HEAT

97
STORM

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2023	Resale	Deed	\$115,000	\$180	
Apr 14, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leland & Gray Union Middle and High School	Middle	6–12	4.9 mi

District: West River Valley Modified Union Education District 72b



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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 05345

82 CRIME INDEX	81 AIR POLLUTION	1,477 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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