

Single Family Residence **RESIDENTIAL**

2045 ROUTE 302

WELLS RIVER, VT 05081

\$244,877 TopHap Estimate · \$180 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,360 ft²

LIVING AREA

1.78 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$245K

\$208K low

\$282K high

Last Sale

\$91,500 · Sep 14, 1990

Est. Owner Equity

\$234,877

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$3,235 (2024)
Assessed Value	\$131,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	1.78
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

82
FLOOD

6
WILDFIRE

48
HEAT

86
STORM

3
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 29, 2010	Financing	Mortgage			\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blue Mountain Union School	Elementary	PK–12	0.3 mi

District: Blue Mountain Unified 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 05081

162 CRIME INDEX	85 AIR POLLUTION	826 POPULATION	\$65K 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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