

Single Family Residence **RESIDENTIAL**

746 SAXTONS RIVER RD

SAXTONS RIVER, VT 05154

\$246,936 TopHap Estimate · \$201 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,229 ft²

LIVING AREA

1.55 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$247K

\$220K low

\$274K high

Last Sale

\$170,000 · Aug 9, 2021

Est. Owner Equity

\$246,936

TAX & ASSESSMENT

Property Tax	\$3,634 (2022)
Assessed Value	\$133,000
Previous Assessed	\$133,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Windham
Lot (acres)	1.55
Roof	Shingle
Heating	Steam
Pool	No

CLIMATE RISK

91 FLOOD	9 WILDFIRE	49 HEAT	92 STORM	23 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2021	Resale	Deed	\$170,000	\$138	
Jul 5, 2016	Resale	Grant Deed	\$178,000	\$145	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bellows Falls High School	High	9–12	4.5 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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