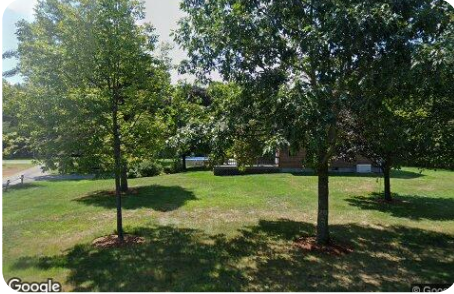


Single Family Residence **RESIDENTIAL**

# 738 SAXTONS RIVER RD

SAXTONS RIVER, VT 05154

**\$282,326** TopHap Estimate · \$113 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,496 ft<sup>2</sup>**

LIVING AREA

**1.31 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$282K**

\$263K low

\$302K high

Last Sale

**\$49,500 · Jun 2, 1999**

Est. Owner Equity

**\$282,326**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,513 (2022) |
| Assessed Value    | \$201,800      |
| Previous Assessed | \$201,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Windham                 |
| Lot (acres)   | 1.31                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

**91**  
FLOOD

**8**  
WILDFIRE

**49**  
HEAT

**92**  
STORM

**23**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL | GRADES | DISTANCE |
|---------------------------|-------|--------|----------|
| Bellows Falls High School | High  | 9–12   | 4.4 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**

|                           |                            |                         |                                    |                         |                        |
|---------------------------|----------------------------|-------------------------|------------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>36</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-<br>COME | <b>44°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|