

Single Family Residence **RESIDENTIAL**

5 RAND RD

SAXTONS RIVER, VT 05154

\$306,616 TopHap Estimate · \$178 / ft² · confidence 89 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,720 ft²
LIVING AREA

7.09 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$307K

\$272K low

\$341K high

Last Sale

\$160,000 · Apr 2, 2003

Est. Owner Equity

\$306,616

TAX & ASSESSMENT

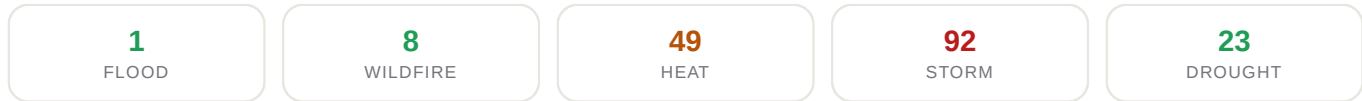
Property Tax	\$5,797 (2022)
Assessed Value	\$212,200
Previous Assessed	\$212,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Windham
Lot (acres)	7.09
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bellows Falls High School	High	9–12	4.1 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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