

Commercial Office/Residential (Mixed Use)

COMMERCIAL

# WARNER CTR

ROCKINGHAM, VT 05101

**139.7 ac**

LOT SIZE

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$53,553 (2022) |
| Assessed Value    | \$1,960,200     |
| Previous Assessed | \$1,960,200     |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | Commercial Office/Residential (Mixed Use) |
| County        | Windham                                   |
| Lot (acres)   | 139.70                                    |
| Heating       | None                                      |
| Pool          | No                                        |

## CLIMATE RISK

**1**

FLOOD

**7**

WILDFIRE

**52**

HEAT

**92**

STORM

**23**

DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL | GRADES | DISTANCE |
|----------------------------------|-------|--------|----------|
| <b>Bellows Falls High School</b> | High  | 9–12   | 3.2 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 05101

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>126</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>4,492</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|