

Single Family Residence **RESIDENTIAL**

# 969 SAXTONS RIVER RD

SAXTONS RIVER, VT 05154

**\$275,782** TopHap Estimate · \$140 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,965 ft<sup>2</sup>**

LIVING AREA

**1.12 ac**

LOT SIZE

**1850**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$276K**

\$255K low

\$296K high

Last Sale

**\$149,000 · Jul 27, 2009**

Est. Owner Equity

**\$275,782**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,161 (2022) |
| Assessed Value    | \$152,300      |
| Previous Assessed | \$152,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Windham                 |
| Lot (acres)   | 1.12                    |
| Roof          | Metal                   |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

**89**  
FLOOD

**8**  
WILDFIRE

**49**  
HEAT

**96**  
STORM

**23**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------------|-----------|--------------------|------|
| Jul 24, 2009 | Resale | Grant Deed | \$149,000 | \$76               |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL | GRADES | DISTANCE |
|---------------------------|-------|--------|----------|
| Bellows Falls High School | High  | 9–12   | 6.0 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-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> |
|-----------|-----------------------|