

Single Family Residence **RESIDENTIAL**

12 ROCK RIVER TER

NEWFANE, VT 05345

\$376,217 TopHap Estimate · \$189 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,992 ft²
LIVING AREA

0.75 ac
LOT SIZE

1964
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$376K

\$342K low

\$410K high

Est. Owner Equity

\$326,217

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$5,665 (2022)
Assessed Value	\$250,100
Previous Assessed	\$250,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Windham
Lot (acres)	0.75
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Elevator

CLIMATE RISK

1
FLOOD

14
WILDFIRE

48
HEAT

97
STORM

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2018	Quitclaim	Quit Claim Transfer			
Dec 28, 2006	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leland & Gray Union Middle and High School	Middle	6–12	6.9 mi

District: West River Valley Modified Union Education District 72b

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 05345

82 CRIME INDEX	81 AIR POLLUTION	1,477 POPULATION	\$64K 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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