

Single Family Residence **RESIDENTIAL**

22 ROCK RIVER TER

NEWFANE, VT 05345

\$244,314 TopHap Estimate · \$323 / ft² · confidence 94 · as of Jul 14, 2026



1

BEDS

2

BATHS

756 ft²

LIVING AREA

0.7 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$244K

\$229K low

\$260K high

Est. Owner Equity

\$244,314

TAX & ASSESSMENT

Property Tax	\$4,188 (2022)
Assessed Value	\$184,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINDHAM
Lot (acres)	0.70
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

CLIMATE RISK

68
FLOOD

13
WILDFIRE

48
HEAT

97
STORM

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2024	Financing	Intrafamily Transfer			
May 2, 2016	Quitclaim	Quit Claim Transfer			
Jan 24, 2011	Recorded document	Grant Deed	\$1	\$0	
Feb 23, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leland & Gray Union Middle and High School	Middle	6–12	7.0 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	Absentee owner
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