

Single Family Residence **RESIDENTIAL**

23 ROCK RIVER TER

NEWFANE, VT 05345

\$476,333 TopHap Estimate · \$356 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,337 ft²

LIVING AREA

0.79 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$476K

\$425K low

\$528K high

Last Sale

\$450,000 · Aug 27, 2025

Est. Owner Equity

\$476,333

TAX & ASSESSMENT

Property Tax	\$6,097 (2022)
Assessed Value	\$269,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	WINDHAM
Lot (acres)	0.79
Construction	Frame (Unspecified)
Roof	Metal
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
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	\$/FT ²	LOAN
Aug 7, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$450,000	\$337	
Nov 21, 2022	Financing	Intrafamily Transfer			
Feb 22, 2016	Resale	Grant Deed	\$254,000	\$190	
Aug 20, 2012	Resale	Grant Deed	\$254,000	\$190	
Jan 5, 2007	Resale	Grant Deed	\$253,900	\$190	

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	Owner occupied
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