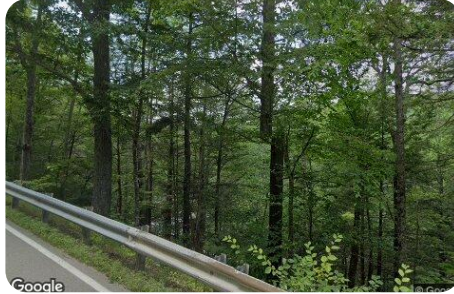


Single Family Residence **RESIDENTIAL**

15 ROCK RIVER TER

NEWFANE, VT 05345

\$319,628 TopHap Estimate · \$260 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,229 ft²
LIVING AREA

2 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$320K

\$288K low

\$351K high

Last Sale

\$245,000 · Jun 30, 2021

Est. Owner Equity

\$319,628

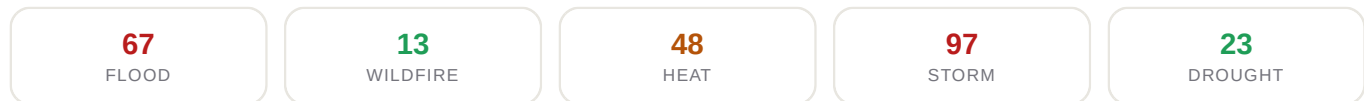
TAX & ASSESSMENT

Property Tax	\$3,948 (2022)
Assessed Value	\$174,300
Previous Assessed	\$174,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Windham
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2021	Resale	Deed	\$245,000	\$199	
Jul 14, 2010	Resale	Grant Deed	\$186,000	\$151	

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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