

Single Family Residence

RESIDENTIAL

761 RIVER RD

LUNENBURG, VT 05906

\$80,629

TopHap Estimate · \$52 / ft² · confidence 62 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,536 ft²

LIVING AREA

0.58 ac

LOT SIZE

1880

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$81K

\$50K low

\$111K high

Est. Owner Equity

\$80,629

TAX & ASSESSMENT

Assessed Value **\$34,100**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.58
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

82
FLOOD

5
WILDFIRE

47
HEAT

80
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2018	Non-arms-length	Grant Deed	\$10,000	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lunenburg School	Elementary	PK–8	3.4 mi
White Mountains Regional High School	High	9–12	3.5 mi

District: White Mountain Regional School District

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 05906

97 CRIME INDEX	86 AIR POLLUTION	1,103 POPULATION	\$51K MEDIAN IN-COME	40°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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