

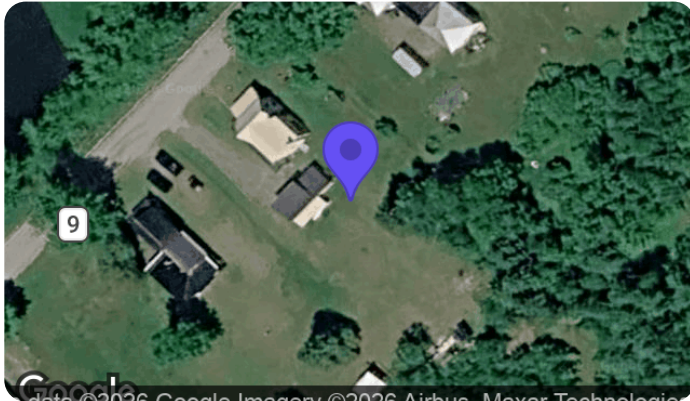
Single Family Residence

RESIDENTIAL

90 HALL STREAM RD

BEECHER FALLS, VT 05902

\$160,292 TopHap Estimate · \$114 / ft² · confidence 76 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

1,408 ft²
LIVING AREA

0.4 ac
LOT SIZE

1905
YEAR BUILT

6
ROOMS

VALUATION

\$160K

\$122K low

\$199K high

Last Sale

\$40,000 · Sep 28, 2015

Est. Owner Equity

\$160,292

TAX & ASSESSMENT

Assessed Value

\$121,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	0.40
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK

91 FLOOD	5 WILDFIRE	45 HEAT	96 STORM	8 DROUGHT
-------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

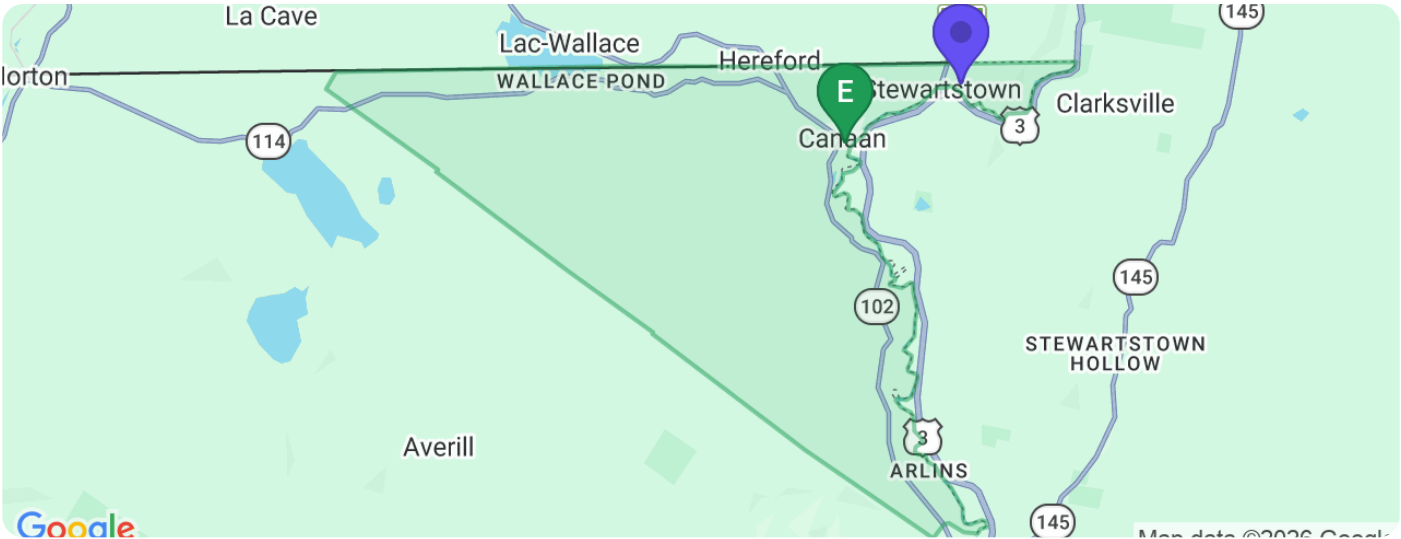
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2020	Quitclaim	Quit Claim Transfer			
Sep 28, 2015	Non-arms-length	Grant Deed	\$40,000	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.0 mi

District: Canaan 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 05902

134 CRIME INDEX	80 AIR POLLUTION	36 POPULATION	\$59K MEDIAN IN-COME	40°F AVG TEMP	49% SUNSHINE
--------------------	---------------------	------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------