

Single Family Residence **RESIDENTIAL**

1112 RIVER RD

BEECHER FALLS, VT 05902

\$156,506 TopHap Estimate · \$98 / ft² · confidence 86 · as of Jul 14, 2026



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3

BEDS

1

BATHS

1,600 ft²

LIVING AREA

0.95 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$157K

\$134K low

\$179K high

Last Sale

\$40,000 · Sep 9, 2015

Est. Owner Equity

\$156,506

TAX & ASSESSMENT

Assessed Value

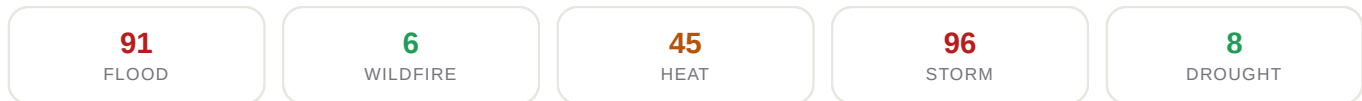
\$130,500

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.95
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2015	Resale	Grant Deed	\$40,000	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.6 mi

District: Canaan School District



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

OWNERSHIP

Occupancy	Owner occupied
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