

Single Family Residence

RESIDENTIAL

347 RIVER RD

BEECHER FALLS, VT 05902

\$250,000 TopHap Estimate · \$206 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,216 ft²

LIVING AREA

0.5 ac

LOT SIZE

1980

YEAR BUILT

6

ROOMS

VALUATION

\$250K

\$227K low

\$273K high

Last Sale

\$35,000 · Jul 22, 2014

Est. Owner Equity

\$250,000

TAX & ASSESSMENT

Assessed Value **\$106,200**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	0.50
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

93
FLOOD

4
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

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

OWNERSHIP

Occupancy	Absentee owner
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