

Single Family Residence

RESIDENTIAL

367 RIVER RD

BEECHER FALLS, VT 05902

\$259,000 TopHap Estimate · \$270 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

960 ft²

LIVING AREA

0.5 ac

LOT SIZE

1980

YEAR BUILT

6

ROOMS

VALUATION

\$259K

\$239K low

\$279K high

Last Sale

\$97,000 · Oct 9, 2019

Est. Owner Equity

\$259,000

TAX & ASSESSMENT

Assessed Value **\$135,000**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2019	Non-arms-length	Grant Deed	\$97,000	\$101	
Aug 31, 2007	Recorded document	Grant Deed	\$1	\$0	

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	Owner occupied
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