

Single Family Residence **RESIDENTIAL**

1935 RIVER RD

BEECHER FALLS, VT 05902

\$230,813 TopHap Estimate · \$141 / ft² · confidence 88 · as of Jul 14, 2026

3
BEDS

1.5
BATHS

1,632 ft²
LIVING AREA

5.82 ac
LOT SIZE

1970
YEAR BUILT

5
ROOMS

VALUATION

\$231K

\$203K low

\$259K high

Last Sale

\$15,000 · Aug 7, 2023

Est. Owner Equity

\$230,813

TAX & ASSESSMENT

Property Tax

\$3,653 (2024)

Assessed Value

\$166,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	5.82
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

71 FLOOD	5 WILDFIRE	45 HEAT	96 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2023	Resale	Deed	\$15,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	3.3 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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