

Single Family Residence **RESIDENTIAL**

62 RIVER RD VT 102

CANAAN, VT 05903

\$173,241 TopHap Estimate · \$101 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,716 ft²

LIVING AREA

0.3 ac

LOT SIZE

1912

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$173K

\$148K low

\$198K high

Last Sale

\$95,000 · Feb 17, 2007

Est. Owner Equity

\$173,241

TAX & ASSESSMENT

Assessed Value **\$104,200**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.30
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

92
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
Feb 17, 2007	Resale	Grant Deed	\$95,000	\$55	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.8 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 05903

137 CRIME INDEX	78 AIR POLLUTION	1,049 POPULATION	\$57K 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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