

Single Family Residence **RESIDENTIAL**

496 RIVER RD

BEECHER FALLS, VT 05902

\$184,085 TopHap Estimate · \$131 / ft² · confidence 90 · as of Jul 14, 2026



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BEDS

1.5

BATHS

1,404 ft²

LIVING AREA

0.69 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$184K

\$165K low

\$203K high

Last Sale

\$1,601 · Apr 16, 2015

Est. Owner Equity

\$184,085

TAX & ASSESSMENT

Property Tax	\$3,019 (2024)
Assessed Value	\$137,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ESSEX
Lot (acres)	0.69
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

92
FLOOD

5
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
Apr 16, 2015	Non-arms-length	Grant Deed	\$1,601	\$1	
Mar 9, 2009	Recorded document	Grant Deed			
Dec 26, 2006	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.0 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	Absentee owner
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