

Single Family Residence

RESIDENTIAL

76 RIVER RD

LUNENBURG, VT 05906

\$122,880 TopHap Estimate · \$62 / ft² · confidence 83 · as of Jul 14, 2026



5

BEDS

1,982 ft²

LIVING AREA

0.25 ac

LOT SIZE

1890

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$123K

\$102K low

\$144K high

Last Sale

\$76,900 · Sep 18, 2020

Est. Owner Equity

\$122,880

TAX & ASSESSMENT

Assessed Value **\$88,800**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.25
Roof	Shingle
Heating	Steam
Pool	No

CLIMATE RISK

60
FLOOD

5
WILDFIRE

47
HEAT

80
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2020	Non-arms-length	Grant Deed	\$76,900	\$39	
Mar 28, 2019	Quitclaim	Quit Claim Transfer			
Aug 31, 2018	Resale	Grant Deed	\$42,500	\$21	
Oct 13, 2015	Resale	Grant Deed	\$35,000	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
White Mountains Regional High School	High	9–12	4.0 mi
Lunenburg School	Elementary	PK–8	4.5 mi

District: White Mountain Regional 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 05906

97 CRIME INDEX	86 AIR POLLUTION	1,103 POPULATION	\$51K 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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