

Single Family Residence **RESIDENTIAL**

1449 RIVER RD

LUNENBURG, VT 05906

\$304,829 TopHap Estimate · \$182 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,679 ft²

LIVING AREA

2.6 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$305K

\$251K low

\$358K high

Last Sale

\$182,900 · Aug 29, 2007

Est. Owner Equity

\$304,829

TAX & ASSESSMENT

Assessed Value **\$292,600**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	2.60
Roof	Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

76
FLOOD

5
WILDFIRE

47
HEAT

80
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
Mar 5, 2021	Financing	Intrafamily Transfer			
Aug 29, 2007	Resale	Grant Deed	\$182,900	\$109	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lunenburg School	Elementary	PK–8	2.2 mi
White Mountains Regional High School	High	9–12	3.9 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	Absentee owner
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