

Single Family Residence

RESIDENTIAL

517 RIVER RD VT 102

CANAAN, VT 05903

\$326,308 TopHap Estimate · \$179 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,822 ft²

LIVING AREA

15.05 ac

LOT SIZE

2001

YEAR BUILT

6

ROOMS

VALUATION

\$326K

\$310K low

\$343K high

Last Sale

\$180,000 · Feb 24, 2022

Est. Owner Equity

\$326,308

TAX & ASSESSMENT

Assessed Value

\$175,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ESSEX
Lot (acres)	15.05
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK

53 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
Jan 27, 2022	Resale	Deed	\$180,000	\$99	
Apr 15, 2009	Resale	Grant Deed	\$91,000	\$50	
Mar 21, 2008	Resale	Grant Deed	\$100,000	\$55	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.1 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	Absentee owner
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