

Single Family Residence **RESIDENTIAL**

1069 RIVER RD

BEECHER FALLS, VT 05902

\$234,576 TopHap Estimate · \$171 / ft² · confidence 84 · as of Jul 14, 2026

3
BEDS

1
BATHS

1,368 ft²
LIVING AREA

11.01 ac
LOT SIZE

1996
YEAR BUILT

5
ROOMS

VALUATION

\$235K

\$198K low

\$271K high

Est. Owner Equity

\$234,576

TAX & ASSESSMENT

Property Tax

\$2,769 (2024)

Assessed Value

\$126,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	11.01
Roof	Metal
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

1 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	\$/FT²	LOAN
Dec 27, 2016	Non-arms-length	Grant Deed	\$27,500	\$20	
Oct 17, 2008	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.5 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 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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