

Single Family Residence **RESIDENTIAL**

1731 RIVER RD

BEECHER FALLS, VT 05902

\$166,987 TopHap Estimate · \$151 / ft² · confidence 51 · as of Jul 14, 2026

2
BEDS

1
BATHS

1,104 ft²
LIVING AREA

22.07 ac
LOT SIZE

1993
YEAR BUILT

4
ROOMS

VALUATION

\$167K

\$86K low

\$248K high

Est. Owner Equity

\$166,987

TAX & ASSESSMENT

Assessed Value	\$141,700
Previous Assessed	\$120,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	22.07
Roof	Shingle
Heating	Floor/Wall Furnace
Pool	No

Deck

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	\$/FT ²	LOAN
Mar 19, 2018	Non-arms-length	Grant Deed	\$35,500	\$32	
Feb 8, 2017	Recorded document	Grant Deed			
Apr 25, 2008	Resale	Grant Deed	\$16,750	\$15	
Apr 16, 2007	Non-arms-length	Grant Deed	\$33,500	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	3.1 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 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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