

Single Family Residence **RESIDENTIAL**

1155 RIVER RD

BEECHER FALLS, VT 05902

\$424,661 TopHap Estimate · \$207 / ft² · confidence 86 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,056 ft²

LIVING AREA

214.1 ac

LOT SIZE

1820

YEAR BUILT

7

ROOMS

VALUATION

\$425K

\$364K low

\$485K high

Last Sale

\$370,000 · Mar 7, 2007

Est. Owner Equity

\$424,661

TAX & ASSESSMENT

Assessed Value

\$307,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	214.10
Roof	Shingle
Heating	Steam
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
Mar 7, 2007	Resale	Grant Deed	\$370,000	\$180	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.7 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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