

Residential (General/Single)

RESIDENTIAL

6311 RIVER RD VT 102

CANAAN, VT 05903

\$70,434 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.49 ac
LOT SIZE

VALUATION

\$70K

\$57K low

\$84K high

Est. Owner Equity

\$70,434

TAX & ASSESSMENT

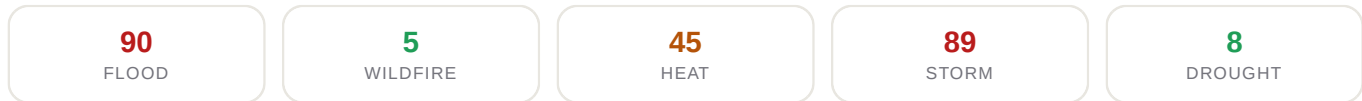
Assessed Value

\$50,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ESSEX
Lot (acres)	0.49
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

NEIGHBORHOOD · ZIP 05903



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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