

Single Family Residence **RESIDENTIAL**

1396 RIVER RD

LUNENBURG, VT 05906

\$176,443 TopHap Estimate · \$143 / ft² · confidence 81 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,232 ft²
LIVING AREA

1.8 ac
LOT SIZE

1962
YEAR BUILT

4
ROOMS

VALUATION

\$176K

\$143K low

\$210K high

Last Sale

\$95,500 · May 22, 2023

Est. Owner Equity

\$176,443

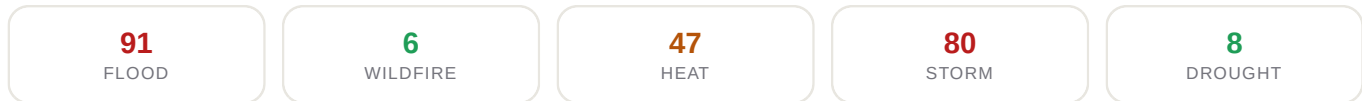
TAX & ASSESSMENT

Property Tax	\$3,549 (2024)
Assessed Value	\$190,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	1.80
Roof	Shingle
Heating	Baseboard
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2023	Resale	Deed	\$95,500	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lunenburg School	Elementary	PK–8	2.2 mi
White Mountains Regional High School	High	9–12	4.0 mi

District: White Mountain Regional 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 05906

97 CRIME INDEX	86 AIR POLLUTION	1,103 POPULATION	\$51K 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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