

Single Family Residence **RESIDENTIAL**

## 2099 RIVER RD

CANAAN, VT 05903

**\$86,679** TopHap Estimate · confidence 79 · as of Jul 14, 2026



**37.48 ac**  
LOT SIZE

### VALUATION

**\$87K**

\$69K low

\$105K high

Est. Owner Equity

**\$86,679**

### TAX & ASSESSMENT

Assessed Value

**\$93,200**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ESSEX                   |
| Lot (acres)   | 37.48                   |
| Pool          | No                      |

## CLIMATE RISK

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 87<br>FLOOD | 5<br>WILDFIRE | 45<br>HEAT | 96<br>STORM | 8<br>DROUGHT |
|-------------|---------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| Jul 16, 2024 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL         | LEVEL      | GRADES | DISTANCE |
|----------------|------------|--------|----------|
| Canaan Schools | Elementary | PK–12  | 3.5 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 05903

|                    |                     |                     |                         |                  |                 |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 137<br>CRIME INDEX | 78<br>AIR POLLUTION | 1,049<br>POPULATION | \$57K<br>MEDIAN IN-COME | 40°F<br>AVG TEMP | 49%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Absentee owner**