

Single Family Residence **RESIDENTIAL**

1991 RIVER RD

CANAAN, VT 05903

\$254,574 TopHap Estimate · \$159 / ft² · confidence 87 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,600 ft²
LIVING AREA

11.3 ac
LOT SIZE

1991
YEAR BUILT

5
ROOMS

1
PARKING

VALUATION

\$255K

\$220K low

\$289K high

Last Sale

\$50,000 · Oct 10, 2000

Est. Owner Equity

\$254,574

TAX & ASSESSMENT

Assessed Value

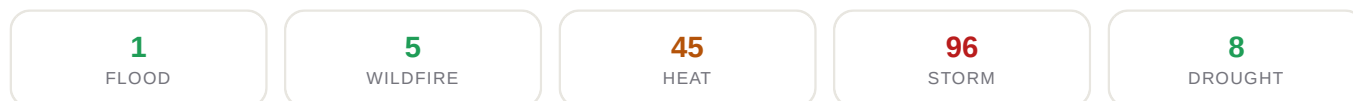
\$177,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ESSEX
Lot (acres)	11.30
Roof	Metal
Heating	Steam
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 28, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	3.3 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 CRIME INDEX	78 AIR POLLUTION	1,049 POPULATION	\$57K MEDIAN IN-COME	40°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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