

Single Family Residence **RESIDENTIAL**

841 RIVER RD

BEECHER FALLS, VT 05902

\$223,461 TopHap Estimate · \$115 / ft² · confidence 85 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,944 ft²

LIVING AREA

176 ac

LOT SIZE

1875

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$223K

\$191K low

\$256K high

Est. Owner Equity

\$223,461

TAX & ASSESSMENT

Property Tax

\$4,107 (2024)

Assessed Value

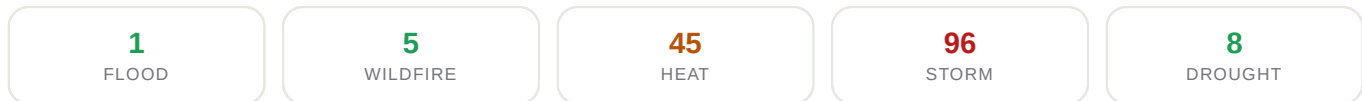
\$187,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	176.00
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.3 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 05902



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

OWNERSHIP

Occupancy

Owner occupied