

Single Family Residence **RESIDENTIAL**

93 RIVER RD VT 102

CANAAN, VT 05903

\$157,417 TopHap Estimate · \$89 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,766 ft²

LIVING AREA

0.11 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$157K

\$131K low

\$184K high

Last Sale

\$79,000 · Sep 30, 2005

Est. Owner Equity

\$157,417

TAX & ASSESSMENT

Assessed Value **\$89,500**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Duplex Single
County	ESSEX
Lot (acres)	0.11
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

91
FLOOD

5
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.8 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	Absentee owner
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