

Single Family Residence **RESIDENTIAL**

109 RIVER RD

BEECHER FALLS, VT 05902

\$140,718 TopHap Estimate · \$81 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,746 ft²

LIVING AREA

0.28 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$141K

\$115K low

\$166K high

Last Sale

\$46,500 · Jun 30, 1998

Est. Owner Equity

\$140,718

TAX & ASSESSMENT

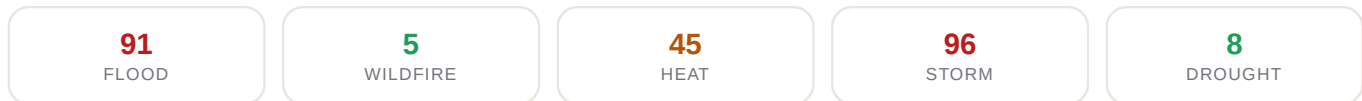
Property Tax	\$1,922 (2024)
Assessed Value	\$87,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.28
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK



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 05902

134 CRIME INDEX	80 AIR POLLUTION	36 POPULATION	\$59K 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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