

Single Family Residence **RESIDENTIAL**

46 RIVER RD VT 102

CANAAN, VT 05903

\$158,952 TopHap Estimate · \$210 / ft² · confidence 85 · as of Jul 14, 2026



2
BEDS

1
BATHS

756 ft²
LIVING AREA

0.1 ac
LOT SIZE

1947
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$159K

\$135K low

\$183K high

Last Sale

\$100,915 · Nov 15, 2010

Est. Owner Equity

\$158,952

TAX & ASSESSMENT

Property Tax	\$1,942 (2024)
Assessed Value	\$88,500

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.10
Roof	Metal
Heating	Steam
Pool	No

CLIMATE RISK

92 FLOOD	4 WILDFIRE	45 HEAT	96 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.7 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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