

Single Family Residence **RESIDENTIAL**

90 RIVER RD VT 102

CANAAN, VT 05903

\$177,059 TopHap Estimate · \$82 / ft² · confidence 88 · as of Jul 14, 2026



6

BEDS

3

BATHS

2,160 ft²

LIVING AREA

0.23 ac

LOT SIZE

1907

YEAR BUILT

1

STORIES

11

ROOMS

VALUATION

\$177K

\$156K low

\$198K high

Est. Owner Equity

\$177,059

TAX & ASSESSMENT

Assessed Value **\$136,000**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Triplex
County	ESSEX
Lot (acres)	0.23
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK

92
FLOOD

5
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

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	1.8 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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