

Single Family Residence

RESIDENTIAL

106 RIVER RD VT 102

CANAAN, VT 05903

\$187,045 TopHap Estimate · \$51 / ft² · confidence 66 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,664 ft²

LIVING AREA

0.26 ac

LOT SIZE

1885

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$187K

\$124K low

\$250K high

Last Sale

\$85,000 · Oct 1, 2021

Est. Owner Equity

\$187,045

TAX & ASSESSMENT

Assessed Value **\$92,600**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Triplex
County	ESSEX
Lot (acres)	0.26
Roof	Shingle
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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