

Single Family Residence

RESIDENTIAL

126 RIVER RD VT 102

CANAAN, VT 05903

\$144,926 TopHap Estimate · \$189 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

768 ft²

LIVING AREA

0.5 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$145K

\$120K low

\$170K high

Est. Owner Equity

\$144,926

TAX & ASSESSMENT

Property Tax	\$2,383 (2024)
Assessed Value	\$108,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.50
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

91 FLOOD	5 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2014	Recorded document	Grant Deed			

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	Owner occupied
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