

Single Family Residence **RESIDENTIAL**

131 RIVER RD

BEECHER FALLS, VT 05902

\$193,967 TopHap Estimate · \$101 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,920 ft²

LIVING AREA

0.14 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$194K

\$170K low

\$217K high

Last Sale

\$118,000 · Aug 9, 2006

Est. Owner Equity

\$193,967

TAX & ASSESSMENT

Assessed Value	\$128,200
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PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.14
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK

93
FLOOD

5
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2016	Resale	Grant Deed	\$29,900	\$16	
Feb 18, 2016	Non-arms-length	Grant Deed	\$97,241	\$51	

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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