

Single Family Residence

RESIDENTIAL

141 RIVER RD VT 102

CANAAN, VT 05903

\$159,568

TopHap Estimate · \$135 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,182 ft²

LIVING AREA

0.3 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$160K

\$136K low

\$183K high

Est. Owner Equity

\$159,568

TAX & ASSESSMENT

Property Tax	\$2,304 (2024)
Assessed Value	\$105,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.30
Roof	Metal
Heating	Floor/Wall Furnace
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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.9 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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