

Single Family Residence

RESIDENTIAL

526 RIVER RD

BEECHER FALLS, VT 05902

\$262,239

TopHap Estimate · \$234 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,120 ft²

LIVING AREA

0.3 ac

LOT SIZE

1976

YEAR BUILT

5

ROOMS

VALUATION

\$262K

\$236K low

\$289K high

Last Sale

\$235,000 · Sep 5, 2024

Est. Owner Equity

\$262,239

TAX & ASSESSMENT

Assessed Value **\$156,200**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.30
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

74
FLOOD

5
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2024	Resale	Deed	\$235,000	\$210	
Feb 18, 2022	Resale	Deed	\$154,950	\$138	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.0 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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