

Single Family Residence

RESIDENTIAL

548 RIVER RD

BEECHER FALLS, VT 05902

\$236,081 TopHap Estimate · \$192 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,232 ft²

LIVING AREA

0.46 ac

LOT SIZE

1971

YEAR BUILT

5

ROOMS

VALUATION

\$236K

\$209K low

\$263K high

Est. Owner Equity

\$236,081

TAX & ASSESSMENT

Assessed Value **\$169,700**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.46
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

71
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
Oct 11, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.1 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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