

Single Family Residence **RESIDENTIAL**

572 RIVER RD

BEECHER FALLS, VT 05902

\$258,890 TopHap Estimate · \$146 / ft² · confidence 93 · as of Jul 14, 2026



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4
BEDS

1
BATHS

1,774 ft²
LIVING AREA

0.1 ac
LOT SIZE

1960
YEAR BUILT

6
ROOMS

VALUATION

\$259K

\$241K low

\$277K high

Last Sale

\$95,000 · Dec 4, 2010

Est. Owner Equity

\$258,890

TAX & ASSESSMENT

Assessed Value

\$168,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.10
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

71 FLOOD	5 WILDFIRE	45 HEAT	96 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.1 mi

District: Canaan School District



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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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