

Single Family Residence **RESIDENTIAL**

6487 VT ROUTE 102

CANAAN, VT 05903

\$119,813 TopHap Estimate · \$67 / ft² · confidence 61 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,798 ft²

LIVING AREA

1.24 ac

LOT SIZE

2

STORIES

5

ROOMS

VALUATION

\$120K

\$73K low

\$167K high

Last Sale

\$1,200 · May 11, 2023

Est. Owner Equity

\$119,813

TAX & ASSESSMENT

Property Tax	\$2,903 (2024)
Assessed Value	\$132,300

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	1.24
Roof	Metal
Heating	Forced Air With Air Conditioning
Garage	Carport (Unspecified)
Pool	No

Deck

CLIMATE RISK

88
FLOOD

6
WILDFIRE

45
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 8, 2023	Resale	Deed	\$1,200	\$1	
Sep 25, 2017	Non-arms-length	Grant Deed	\$30,000	\$17	
Sep 13, 2011	Recorded document	Grant Deed	\$1	\$0	
Aug 27, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.3 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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