

Single Family Residence

RESIDENTIAL

496 VT ROUTE 102

CANAAN, VT 05903

\$310,506 TopHap Estimate · \$106 / ft² · confidence 88 · as of Jul 14, 2026

5

BEDS

2.5

BATHS

2,930 ft²

LIVING AREA

29.9 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$311K

\$273K low

\$348K high

Last Sale

\$60,000 · Jan 3, 2014

Est. Owner Equity

\$310,506

TAX & ASSESSMENT

Property Tax

\$4,945 (2024)

Assessed Value

\$225,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Duplex Single
County	ESSEX
Lot (acres)	29.90
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

64 FLOOD	7 WILDFIRE	45 HEAT	89 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2020	Quitclaim	Quit Claim Transfer			
Jan 3, 2014	Resale	Grant Deed	\$60,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	5.6 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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