

Single Family Residence **RESIDENTIAL**

6565 VT ROUTE 102

CANAAN, VT 05903

\$198,406 TopHap Estimate · \$148 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,344 ft²

LIVING AREA

0.4 ac

LOT SIZE

1949

YEAR BUILT

6

ROOMS

VALUATION

\$198K

\$171K low

\$226K high

Est. Owner Equity

\$198,406

TAX & ASSESSMENT

Assessed Value **\$120,600**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.40
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

45
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.2 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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