

Single Family Residence **RESIDENTIAL**

73 ROULEAU RD

BEECHER FALLS, VT 05902

\$174,660 TopHap Estimate · \$156 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,120 ft²

LIVING AREA

0.2 ac

LOT SIZE

1964

YEAR BUILT

5

ROOMS

VALUATION

\$175K

\$154K low

\$195K high

Est. Owner Equity

\$174,660

TAX & ASSESSMENT

Assessed Value **\$106,400**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.20
Roof	Shingle
Heating	Forced Air With Air Conditioning
Garage	Carport (Unspecified)
Pool	No

Deck

CLIMATE RISK

93
FLOOD

5
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2018	Quitclaim	Quit Claim 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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