

Single Family Residence **RESIDENTIAL**

2905 VT ROUTE 102

CANAAN, VT 05903

\$300,815 TopHap Estimate · \$170 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,768 ft²

LIVING AREA

5.89 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$301K

\$261K low

\$340K high

Est. Owner Equity

\$300,815

TAX & ASSESSMENT

Property Tax	\$4,697 (2024)
Assessed Value	\$214,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	5.89
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

84 FLOOD	5 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
Feb 5, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	3.4 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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