

Single Family Residence **RESIDENTIAL**

3603 VT ROUTE 102

CANAAN, VT 05903

\$641,443 TopHap Estimate · confidence 81 · as of Jul 14, 2026



412.1 ac
LOT SIZE

VALUATION

\$641K

\$522K low

\$761K high

Last Sale

\$75,000 · Jun 27, 2012

Est. Owner Equity

\$641,443

TAX & ASSESSMENT

Assessed Value **\$1,067,100**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	412.10
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

80
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
Jun 27, 2012	Non-arms-length	Grant Deed	\$75,000		
Jun 5, 2012	Resale	Grant Deed	\$925,000		
Dec 29, 2011	Resale	Grant Deed	\$1,145,000		
Dec 28, 2011	Resale	Grant Deed	\$265,000		
Dec 12, 2011	Resale	Grant Deed	\$12,100		
Dec 9, 2011	Recorded document	Grant Deed	\$1		
Feb 5, 2007	Resale	Grant Deed	\$40,000		
Dec 27, 2006	Resale	Grant Deed	\$30,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	3.2 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	Absentee owner
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