

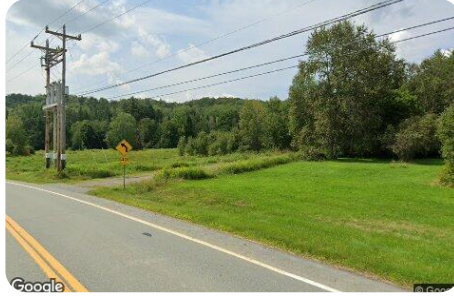
Single Family Residence

**RESIDENTIAL**

# 4099 VT ROUTE 102

CANAAN, VT 05903

**\$308,362** TopHap Estimate · \$136 / ft<sup>2</sup> · confidence 80 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**2,260 ft<sup>2</sup>**

LIVING AREA

**10.2 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$308K**

\$247K low

\$370K high

Last Sale

**\$296,000 · Dec 5, 2022**

Est. Owner Equity

**\$308,362**

## TAX & ASSESSMENT

Assessed Value **\$255,700**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ESSEX                   |
| Lot (acres)   | 10.20                   |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

**1**  
FLOOD

**6**  
WILDFIRE

**45**  
HEAT

**89**  
STORM

**8**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|------|-----------|--------------------|------|
| Dec 1, 2022 | Resale | Deed | \$296,000 | \$131              |      |

## ASSIGNED SCHOOLS

| SCHOOL         | LEVEL      | GRADES | DISTANCE |
|----------------|------------|--------|----------|
| Canaan Schools | Elementary | PK–12  | 2.2 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>137</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>1,049</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>40°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|