

Single Family Residence **RESIDENTIAL**

6498 VT ROUTE 102

CANAAN, VT 05903

\$106,870 TopHap Estimate · \$87 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,232 ft²

LIVING AREA

0.9 ac

LOT SIZE

1841

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$107K

\$97K low

\$116K high

Last Sale

\$41,933 · May 7, 2020

Est. Owner Equity

\$106,870

TAX & ASSESSMENT

Assessed Value **\$78,800**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.90
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

42
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
May 7, 2020	Resale	Grant Deed	\$41,933	\$34	
Sep 10, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.3 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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