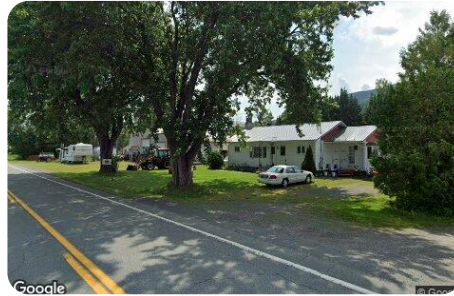


Single Family Residence **RESIDENTIAL**

627 VT ROUTE 102

CANAAN, VT 05903

\$226,245 TopHap Estimate · \$218 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,040 ft²

LIVING AREA

6.6 ac

LOT SIZE

1969

YEAR BUILT

5

ROOMS

VALUATION

\$226K

\$206K low

\$246K high

Est. Owner Equity

\$226,245

TAX & ASSESSMENT

Property Tax	\$3,848 (2024)
Assessed Value	\$175,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	6.60
Roof	Metal
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

6
WILDFIRE

43
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	5.5 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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