

Single Family Residence **RESIDENTIAL**

174 VT ROUTE 114

CANAAN, VT 05903

\$278,609 TopHap Estimate · \$248 / ft² · confidence 90 · as of Jul 14, 2026



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BEDS

2.5

BATHS

1,125 ft²

LIVING AREA

1 ac

LOT SIZE

1977

YEAR BUILT

7

ROOMS

VALUATION

\$279K

\$251K low

\$307K high

Last Sale

\$170,000 · Jun 14, 2007

Est. Owner Equity

\$278,609

TAX & ASSESSMENT

Assessed Value **\$179,800**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	1.00
Roof	Shingle
Heating	Steam
Fireplace	Yes
Pool	No

CLIMATE RISK

75
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
May 8, 2012	Recorded document	Grant Deed	\$1	\$0	
Jun 14, 2007	Resale	Grant Deed	\$170,000	\$151	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.6 mi

District: Canaan School District



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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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