

Single Family Residence **RESIDENTIAL**

663 VT ROUTE 102

CANAAN, VT 05903

\$81,871 TopHap Estimate · \$38 / ft² · confidence 83 · as of Jul 14, 2026



1
BEDS

1
BATHS

2,128 ft²
LIVING AREA

2 ac
LOT SIZE

1900
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$82K

\$68K low

\$96K high

Last Sale

\$75,000 · Jan 13, 2025

Est. Owner Equity

\$81,871

TAX & ASSESSMENT

Property Tax	\$2,567 (2024)
Assessed Value	\$117,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	2.00
Roof	Metal
Heating	Steam
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
Dec 23, 2024	Resale	Deed	\$75,000	\$35	
Jul 22, 2024	Resale	Deed	\$9,000	\$4	
Feb 11, 2016	Resale	Grant Deed	\$15,000	\$7	
Jan 26, 2015	Non-arms-length	Grant Deed	\$103,938	\$49	
Nov 8, 2013	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	5.4 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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