

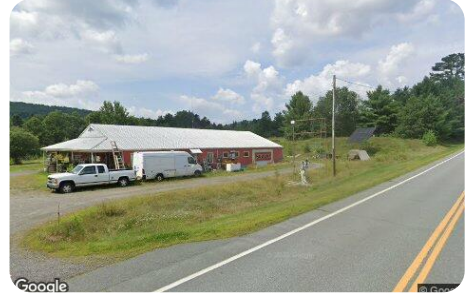
Single Family Residence

**RESIDENTIAL**

## 2147 VT ROUTE 102

CANAAN, VT 05903

**\$160,643** TopHap Estimate · \$205 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**784 ft<sup>2</sup>**

LIVING AREA

**3.3 ac**

LOT SIZE

**1985**

YEAR BUILT

**4**

ROOMS

### VALUATION

**\$161K**

\$144K low

\$178K high

Est. Owner Equity

**\$160,643**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$2,400 (2024) |
| Assessed Value | \$109,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Mobile/Manufactured              |
| County        | ESSEX                            |
| Lot (acres)   | 3.30                             |
| Roof          | Metal                            |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Deck

## CLIMATE RISK

**58**  
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 |
|--------------|-------------------|----------------------|-------|--------------------|------|
| Jul 24, 2025 | Financing         | Intrafamily Transfer |       |                    |      |
| Aug 10, 2010 | Recorded document | Grant Deed           | \$1   | \$0                |      |

## ASSIGNED SCHOOLS

| SCHOOL         | LEVEL      | GRADES | DISTANCE |
|----------------|------------|--------|----------|
| Canaan Schools | Elementary | PK–12  | 4.0 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|