

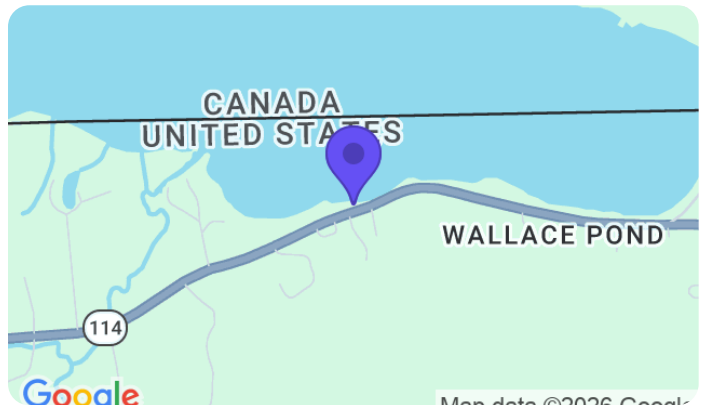
Single Family Residence

**RESIDENTIAL**

# 4506 VT ROUTE 114

CANAAN, VT 05903

**\$410,301** TopHap Estimate · \$523 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.2 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$410K**

**\$370K low**

**\$450K high**

Last Sale

**\$390,000 · Aug 18, 2025**

Est. Owner Equity

**\$410,301**

## TAX & ASSESSMENT

Assessed Value **\$273,200**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cottage                 |
| County        | ESSEX                   |
| Lot (acres)   | 0.20                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

**62**  
FLOOD

**5**  
WILDFIRE

**43**  
HEAT

**97**  
STORM

**8**  
DROUGHT

Scores 0–100; higher = greater projected risk.

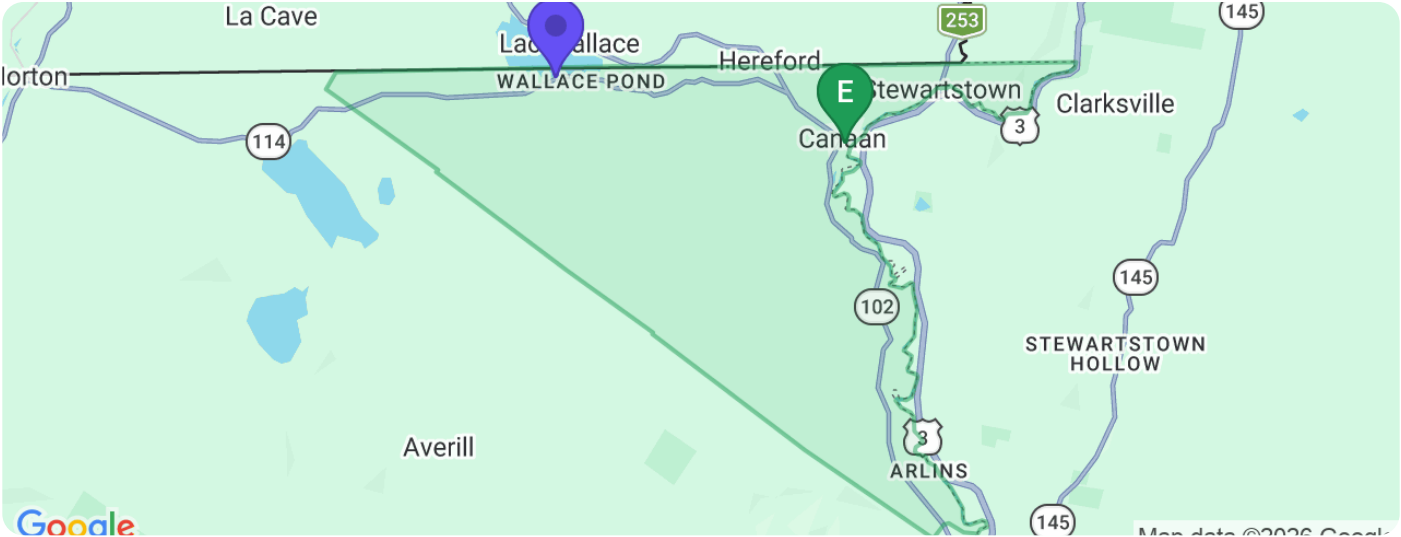
## TRANSACTION HISTORY

| DATE               | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------------|-----------|---------------------|-----------|--------------------|------|
| <b>Aug 5, 2025</b> | Resale    | Deed                | \$390,000 | \$497              |      |
| <b>Jul 5, 2013</b> | Quitclaim | Quit Claim Transfer |           |                    |      |
| <b>Jul 2, 2008</b> | Resale    | Grant Deed          | \$275,000 | \$351              |      |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| <b>Canaan Schools</b> | Elementary | PK–12  | 4.6 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. Map data ©2026 Google

NEIGHBORHOOD · ZIP 05903

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|