

Single Family Residence **RESIDENTIAL**

2271 VT ROUTE 102

CANAAN, VT 05903

\$434,871 TopHap Estimate · \$219 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,984 ft²

LIVING AREA

305.63 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$435K

\$384K low

\$486K high

Est. Owner Equity

\$434,871

TAX & ASSESSMENT

Assessed Value	\$472,300
Previous Assessed	\$254,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	305.63
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

35
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
Feb 5, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	3.9 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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