

Single Family Residence **RESIDENTIAL**

809 VT ROUTE 102

CANAAN, VT 05903

\$169,995 TopHap Estimate · \$94 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,816 ft²

LIVING AREA

0.7 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$170K

\$159K low

\$181K high

Est. Owner Equity

\$169,995

TAX & ASSESSMENT

Assessed Value **\$127,400**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.70
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

32
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
Jan 5, 2018	Resale	Grant Deed	\$80,100	\$44	
Feb 23, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	5.3 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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