

Single Family Residence

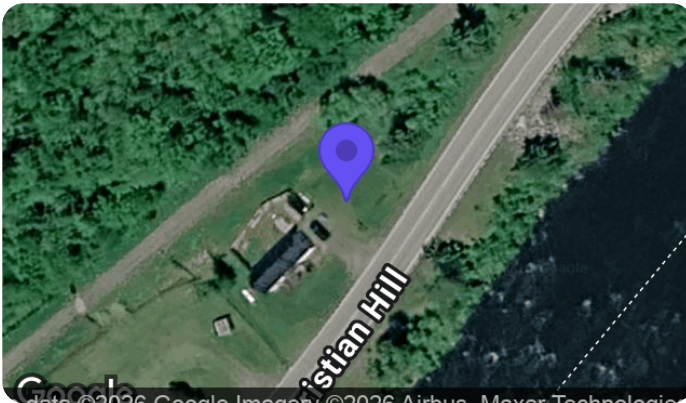
RESIDENTIAL

775 VT RTE 253 RD

BEECHER FALLS, VT 05902

\$145,828

TopHap Estimate · \$256 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

570 ft²

LIVING AREA

0.2 ac

LOT SIZE

2019

YEAR BUILT

4

ROOMS

VALUATION

\$146K

\$130K low

\$161K high

Last Sale

\$135,000 · Apr 14, 2025

Est. Owner Equity

\$145,828

TAX & ASSESSMENT

Property Tax	\$1,817 (2024)
Assessed Value	\$82,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ESSEX
Lot (acres)	0.20
Roof	Metal
Heating	Floor/Wall Furnace
Pool	No

Deck

CLIMATE RISK

91
FLOOD

5
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

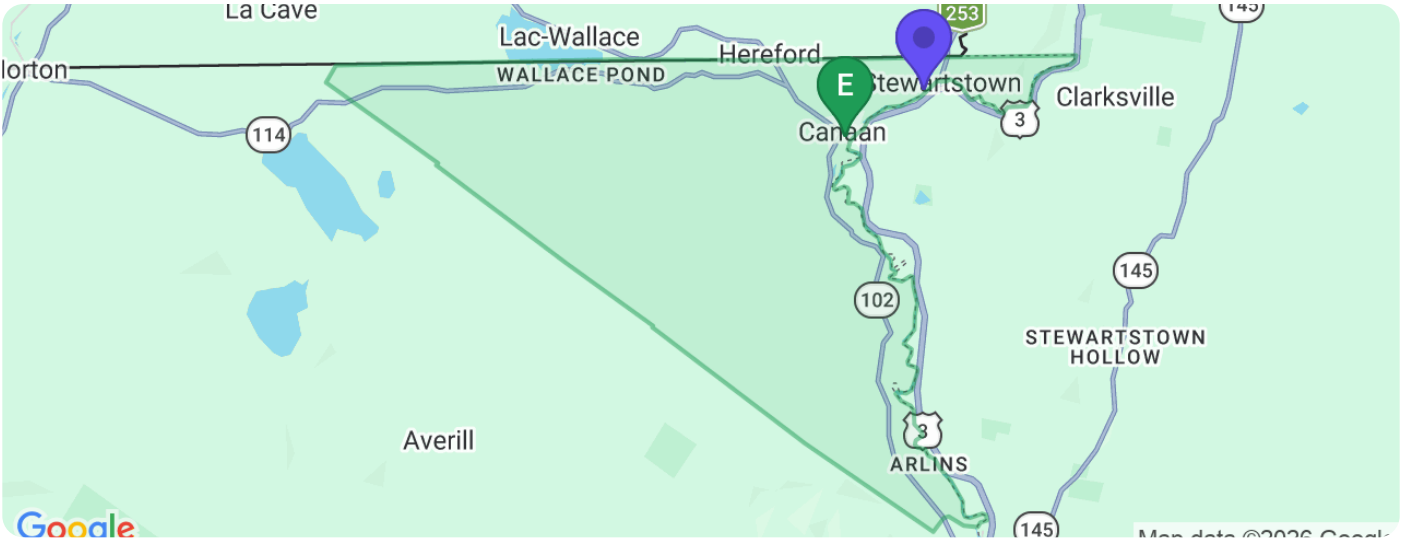
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2025	Resale	Deed	\$135,000	\$237	
Jun 25, 2024	Resale	Deed	\$115,000	\$202	
Dec 27, 2020	Resale	Grant Deed	\$82,000	\$144	
Mar 18, 2019	Resale	Grant Deed	\$7,400	\$13	
Aug 29, 2007	Resale	Grant Deed	\$3,800	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.4 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 05902

134 CRIME INDEX	80 AIR POLLUTION	36 POPULATION	\$59K 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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