

Single Family Residence

RESIDENTIAL

48 HILLTOP DR

CANAAN, VT 05903

\$667,944 TopHap Estimate · \$277 / ft² · confidence 84 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,412 ft²

LIVING AREA

4.2 ac

LOT SIZE

2008

YEAR BUILT

6

ROOMS

VALUATION

\$668K

\$563K low

\$773K high

Last Sale

\$625,000 · May 5, 2025

Est. Owner Equity

\$667,944

TAX & ASSESSMENT

Assessed Value

\$405,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	4.20
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

1 FLOOD	4 WILDFIRE	45 HEAT	89 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$625,000	\$259	
Apr 26, 2021	Resale	Deed	\$436,840	\$181	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.4 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 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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