

Single Family Residence **RESIDENTIAL**

75 POLLARD HL

CANAAN, VT 05903

\$217,771 TopHap Estimate · \$189 / ft² · confidence 85 · as of Jul 14, 2026

2
BEDS

1.5
BATHS

1,152 ft²
LIVING AREA

22.06 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$218K

\$186K low

\$250K high

Last Sale

\$45,000 · Mar 14, 2002

Est. Owner Equity

\$217,771

TAX & ASSESSMENT

Property Tax

\$2,977 (2024)

Assessed Value

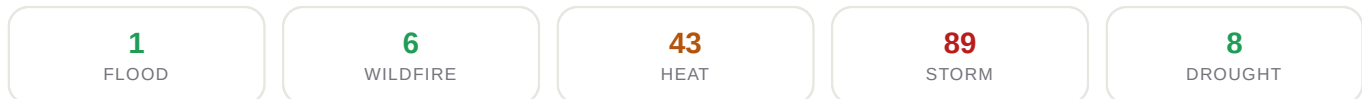
\$135,700

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	22.06
Roof	Metal
Heating	Floor/Wall Furnace
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	4.1 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



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

OWNERSHIP

Occupancy

Absentee owner