

Single Family Residence **RESIDENTIAL**

327 POLLARD HL

CANAAN, VT 05903

\$134,126 TopHap Estimate · \$155 / ft² · confidence 73 · as of Jul 14, 2026

3
BEDS

1.5
BATHS

864 ft²
LIVING AREA

37.7 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$134K

\$98K low

\$170K high

Last Sale

\$49,000 · Dec 11, 2024

Est. Owner Equity

\$134,126

TAX & ASSESSMENT

Property Tax

\$1,336 (2024)

Assessed Value

\$60,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ESSEX
Lot (acres)	37.70
Roof	Roll Composition (rolled Mineral Roof)
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1 FLOOD	5 WILDFIRE	43 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 9, 2025	Financing	Intrafamily Transfer			
Nov 13, 2024	Resale	Deed	\$49,000	\$57	
Jun 8, 2015	Resale	Grant Deed	\$8,600,000	\$9954	

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

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	Absentee owner
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