

Single Family Residence **RESIDENTIAL**

763 VT ROUTE 102

CANAAN, VT 05903

\$279,976 TopHap Estimate · \$230 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,216 ft²

LIVING AREA

95 ac

LOT SIZE

1930

YEAR BUILT

5

ROOMS

VALUATION

\$280K

\$244K low

\$316K high

Est. Owner Equity

\$279,976

TAX & ASSESSMENT

Property Tax	\$4,656 (2024)
Assessed Value	\$212,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	95.00
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

17
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
Jul 1, 2015	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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