

Single Family Residence

RESIDENTIAL

1305 VT ROUTE 102

CANAAN, VT 05903

\$258,607 TopHap Estimate · \$139 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,856 ft²

LIVING AREA

7.4 ac

LOT SIZE

1986

YEAR BUILT

6

ROOMS

VALUATION

\$259K

\$242K low

\$275K high

Last Sale

\$85,000 · Dec 9, 2004

Est. Owner Equity

\$258,607

TAX & ASSESSMENT

Property Tax	\$3,750 (2024)
Assessed Value	\$170,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ESSEX
Lot (acres)	7.40
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
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 5, 2017	Non-arms-length	Grant Deed	\$108,600	\$59	
Nov 26, 2008	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	4.8 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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