

Single Family Residence **RESIDENTIAL**

6173 VT ROUTE 102

CANAAN, VT 05903

\$75,458 TopHap Estimate · confidence 81 · as of Jul 14, 2026



1.72 ac
LOT SIZE

VALUATION

\$75K

\$61K low

\$90K high

Last Sale

\$14,950 · Feb 26, 2016

Est. Owner Equity

\$75,458

TAX & ASSESSMENT

Property Tax	\$540 (2024)
Assessed Value	\$29,100
Previous Assessed	\$24,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	1.72
Pool	No

CLIMATE RISK

81 FLOOD	6 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
Feb 26, 2016	Resale	Grant Deed	\$14,950		
Apr 16, 2015	Non-arms-length	Grant Deed	\$604		
Mar 20, 2008	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.6 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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