

Single Family Residence **RESIDENTIAL**

# 6513 VT ROUTE 102

CANAAN, VT 05903

**\$199,118** TopHap Estimate · \$166 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**  
BEDS

**1.5**  
BATHS

**1,200 ft<sup>2</sup>**  
LIVING AREA

**0.54 ac**  
LOT SIZE

**1972**  
YEAR BUILT

**5**  
ROOMS

## VALUATION

**\$199K**

\$182K low

\$217K high

Last Sale

**\$3,000 · Apr 16, 2015**

Est. Owner Equity

**\$199,118**

## TAX & ASSESSMENT

Assessed Value **\$117,000**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | ESSEX                            |
| Lot (acres)   | 0.54                             |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Deck

## CLIMATE RISK

**20**  
FLOOD

**6**  
WILDFIRE

**45**  
HEAT

**89**  
STORM

**8**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN |
|---------------------|-------------------|------------|----------|--------------------|------|
| <b>Apr 5, 2019</b>  | Non-arms-length   | Grant Deed | \$90,000 | \$75               |      |
| <b>Jun 16, 2017</b> | Recorded document | Grant Deed |          |                    |      |
| <b>Aug 26, 2015</b> | Recorded document | Grant Deed |          |                    |      |
| <b>Apr 16, 2015</b> | Non-arms-length   | Grant Deed | \$3,000  | \$3                |      |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| <b>Canaan Schools</b> | Elementary | PK–12  | 0.3 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>137</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>1,049</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>40°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|