

Single Family Residence **RESIDENTIAL**

13 FRECHETTE DR

CANAAN, VT 05903

\$102,577 TopHap Estimate · \$104 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

1

BATHS

988 ft²

LIVING AREA

0.2 ac

LOT SIZE

1846

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$103K

\$94K low

\$111K high

Est. Owner Equity

\$102,577

TAX & ASSESSMENT

Assessed Value **\$81,200**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.20
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK

66
FLOOD

5
WILDFIRE

45
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 4, 2014	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.3 mi

District: Canaan School District



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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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