

Single Family Residence **RESIDENTIAL**

6623 VT ROUTE 102

CANAAN, VT 05903

\$245,526 TopHap Estimate · \$104 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

1

BATHS

2,360 ft²

LIVING AREA

0.5 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$246K

\$225K low

\$267K high

Est. Owner Equity

\$245,526

TAX & ASSESSMENT

Assessed Value **\$162,200**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.50
Roof	Metal
Heating	Steam
Pool	No

CLIMATE RISK

1
FLOOD

7
WILDFIRE

45
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2017	Non-arms-length	Grant Deed	\$88,400	\$37	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.2 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
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------