

Single Family Residence **RESIDENTIAL**

6537 VT ROUTE 102

CANAAN, VT 05903

\$222,117 TopHap Estimate · \$185 / ft² · confidence 75 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,200 ft²

LIVING AREA

0.89 ac

LOT SIZE

1981

YEAR BUILT

5

ROOMS

VALUATION

\$222K

\$167K low

\$277K high

Last Sale

\$90,000 · Jan 24, 2000

Est. Owner Equity

\$222,117

TAX & ASSESSMENT

Assessed Value **\$192,100**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.89
Roof	Shingle
Heating	Steam
Pool	No

CLIMATE RISK

1
FLOOD

6
WILDFIRE

45
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2026	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	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

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
-----------	-----------------------