

Single Family Residence **RESIDENTIAL**

6646 VT ROUTE 102

CANAAN, VT 05903

\$174,073 TopHap Estimate · \$173 / ft² · confidence 90 · as of Jul 14, 2026



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4

BEDS

1

BATHS

1,004 ft²

LIVING AREA

0.5 ac

LOT SIZE

1957

YEAR BUILT

6

ROOMS

VALUATION

\$174K

\$156K low

\$192K high

Last Sale

\$137,500 · Jan 5, 2024

Est. Owner Equity

\$174,073

TAX & ASSESSMENT

Assessed Value **\$112,800**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.50
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

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
Dec 22, 2023	Resale	Deed	\$137,500	\$137	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.1 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	Absentee owner
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