

Single Family Residence

RESIDENTIAL

1165 VT ROUTE 253

CANAAN, VT 05903

\$222,900 TopHap Estimate · \$89 / ft² · confidence 72 · as of Jul 14, 2026



6

BEDS

3

BATHS

2,512 ft²

LIVING AREA

0.4 ac

LOT SIZE

1890

YEAR BUILT

10

ROOMS

VALUATION

\$223K

\$161K low

\$285K high

Last Sale

\$195,000 · May 20, 2026

Est. Owner Equity

\$222,900

TAX & ASSESSMENT

Assessed Value **\$134,600**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Victorian
County	ESSEX
Lot (acres)	0.40
Roof	Shingle
Heating	Steam
Pool	No

CLIMATE RISK

25
FLOOD

4
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2026	Resale	Deed	\$195,000	\$78	
Mar 23, 2010	Resale	Grant Deed	\$28,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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