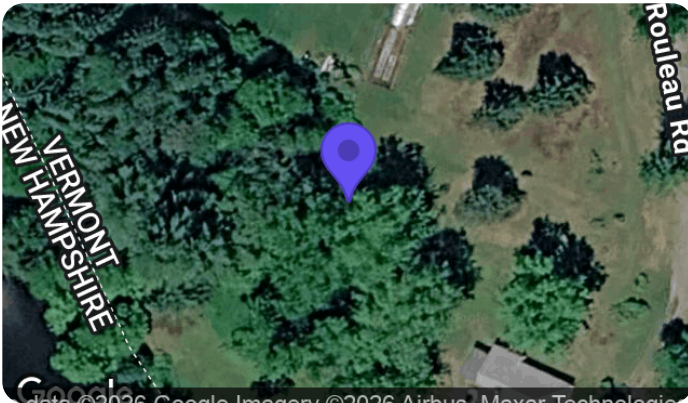


Single Family Residence **RESIDENTIAL**

144 ROULEAU RD

BEECHER FALLS, VT 05902

\$239,921 TopHap Estimate · \$256 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

1
BATHS

936 ft²
LIVING AREA

1.92 ac
LOT SIZE

1965
YEAR BUILT

5
ROOMS

VALUATION

\$240K

\$214K low

\$266K high

Last Sale

\$215,000 · Sep 24, 2024

Est. Owner Equity

\$239,921

TAX & ASSESSMENT

Assessed Value **\$118,400**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	1.92
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

93
FLOOD

5
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

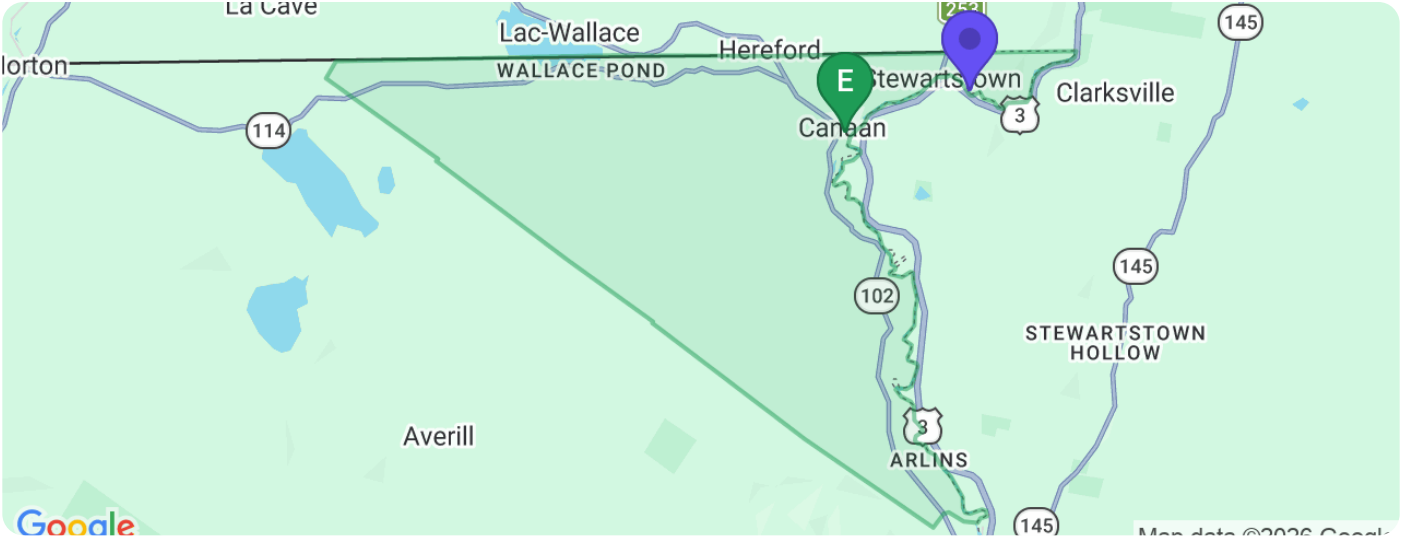
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 2024	Resale	Deed	\$215,000	\$230	
Dec 22, 2021	Resale	Deed	\$500	\$1	
Dec 22, 2021	Resale	Deed	\$12,000	\$13	
Feb 24, 2009	Non-arms-length	Grant Deed	\$97,000	\$104	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.0 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 05902

134 CRIME INDEX	80 AIR POLLUTION	36 POPULATION	\$59K 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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