

Single Family Residence **RESIDENTIAL**

47 ROULEAU RD

BEECHER FALLS, VT 05902

\$126,097 TopHap Estimate · \$162 / ft² · confidence 90 · as of Jul 14, 2026

3
BEDS

1
BATHS

780 ft²
LIVING AREA

0.2 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$126K

\$114K low

\$139K high

Est. Owner Equity

\$126,097

TAX & ASSESSMENT

Property Tax

\$1,979 (2024)

Assessed Value

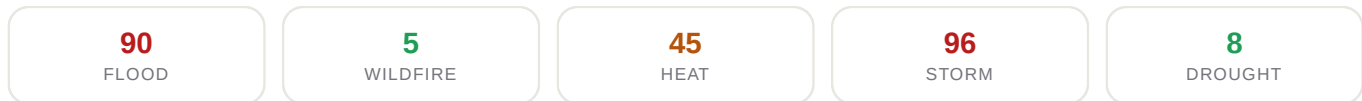
\$90,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.20
Roof	Metal
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.1 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



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

OWNERSHIP

Occupancy

Owner occupied