

Single Family Residence **RESIDENTIAL**

63 ROULEAU RD

BEECHER FALLS, VT 05902

\$178,189 TopHap Estimate · \$190 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

1
BATHS

936 ft²
LIVING AREA

0.1 ac
LOT SIZE

1961
YEAR BUILT

5
ROOMS

VALUATION

\$178K

\$152K low

\$204K high

Est. Owner Equity

\$178,189

TAX & ASSESSMENT

Assessed Value **\$95,200**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.10
Roof	Shingle
Heating	Steam
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
Mar 4, 2022	Financing	Intrafamily Transfer			

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

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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