

Single Family Residence **RESIDENTIAL**

737 VT ROUTE 253

CANAAN, VT 05903

\$164,705 TopHap Estimate · \$121 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,356 ft²

LIVING AREA

0.3 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$165K

\$136K low

\$193K high

Est. Owner Equity

\$164,705

TAX & ASSESSMENT

Assessed Value **\$121,600**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.30
Roof	Metal
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

91
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 6, 2017	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.4 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------