

Single Family Residence **RESIDENTIAL**

713 VT RTE 253 RD

BEECHER FALLS, VT 05902

\$103,780 TopHap Estimate · \$89 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,164 ft²

LIVING AREA

0.2 ac

LOT SIZE

1910

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$104K

\$94K low

\$114K high

Last Sale

\$93,000 · Sep 24, 2024

Est. Owner Equity

\$103,780

TAX & ASSESSMENT

Assessed Value **\$84,600**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.20
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

90
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
Aug 28, 2024	Resale	Deed	\$93,000	\$80	
Jun 20, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.3 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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