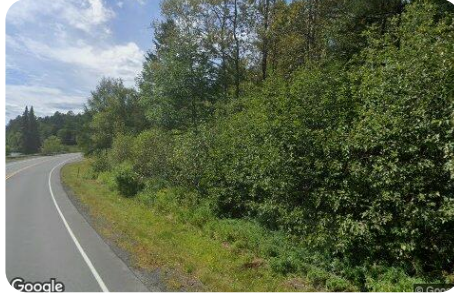


Single Family Residence **RESIDENTIAL**

251 VT ROUTE 253

CANAAN, VT 05903

\$111,728 TopHap Estimate · \$91 / ft² · confidence 53 · as of Jul 14, 2026



1

BEDS

1.5

BATHS

1,224 ft²

LIVING AREA

1 ac

LOT SIZE

1960

YEAR BUILT

2

ROOMS

VALUATION

\$112K

\$59K low

\$165K high

Last Sale

\$15,000 · Feb 28, 2001

Est. Owner Equity

\$111,728

TAX & ASSESSMENT

Property Tax	\$1,143 (2024)
Assessed Value	\$52,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ESSEX
Lot (acres)	1.00
Roof	Shingle
Heating	Floor/Wall Furnace
Pool	No

Deck

CLIMATE RISK

91
FLOOD

4
WILDFIRE

45
HEAT

96
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2016	Resale	Grant Deed	\$7,500	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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