

Single Family Residence **RESIDENTIAL**

413 VT ROUTE 253

CANAAN, VT 05903

\$213,053 TopHap Estimate · \$149 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,434 ft²

LIVING AREA

2.3 ac

LOT SIZE

1966

YEAR BUILT

5

ROOMS

VALUATION

\$213K

\$203K low

\$224K high

Last Sale

\$135,000 · Aug 17, 2020

Est. Owner Equity

\$213,053

TAX & ASSESSMENT

Assessed Value **\$144,900**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	2.30
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

92
FLOOD

4
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 17, 2020	Resale	Grant Deed	\$135,000	\$94	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	1.1 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 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
-----------	----------------