

Single Family Residence **RESIDENTIAL**

50 COOK ST

CANAAN, VT 05903

\$159,351 TopHap Estimate · \$109 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,456 ft²

LIVING AREA

1.1 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$159K

\$146K low

\$173K high

Last Sale

\$52,500 · Sep 7, 2011

Est. Owner Equity

\$159,351

TAX & ASSESSMENT

Assessed Value **\$124,600**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	1.10
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK

74
FLOOD

6
WILDFIRE

45
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 7, 2011	Resale	Grant Deed	\$52,500	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	0.7 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	Owner occupied
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