

Single Family Residence **RESIDENTIAL**

22 NORTHVIEW DR

CANAAN, VT 05903

\$304,643 TopHap Estimate · \$234 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,304 ft²

LIVING AREA

0.7 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$305K

\$276K low

\$333K high

Last Sale

\$300,000 · Jun 10, 2024

Est. Owner Equity

\$304,643

TAX & ASSESSMENT

Assessed Value **\$222,400**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.70
Roof	Shingle
Heating	Steam
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

47
FLOOD

4
WILDFIRE

43
HEAT

97
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 31, 2024	Resale	Deed	\$300,000	\$230	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	4.6 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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