

Single Family Residence **RESIDENTIAL**

23 NORTHVIEW DR

CANAAN, VT 05903

\$150,514 TopHap Estimate · \$228 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

660 ft²

LIVING AREA

0.3 ac

LOT SIZE

1945

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$151K

\$127K low

\$174K high

Est. Owner Equity

\$150,514

TAX & ASSESSMENT

Assessed Value **\$109,500**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ESSEX
Lot (acres)	0.30
Roof	Metal
Heating	None
Pool	No

Deck

CLIMATE RISK

71
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
Nov 24, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	4.5 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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