

Single Family Residence

RESIDENTIAL

55 NORTHVIEW DR

CANAAN, VT 05903

\$213,549 TopHap Estimate · \$178 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,200 ft²

LIVING AREA

0.4 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$214K

\$186K low

\$241K high

Est. Owner Equity

\$213,549

TAX & ASSESSMENT

Property Tax	\$3,181 (2024)
Assessed Value	\$145,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cottage
County	ESSEX
Lot (acres)	0.40
Roof	Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

47 FLOOD	4 WILDFIRE	43 HEAT	97 STORM	8 DROUGHT
-------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------