

Single Family Residence **RESIDENTIAL**

# 88 NORTHVIEW DR

CANAAN, VT 05903

**\$421,814** TopHap Estimate · \$210 / ft² · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,012 ft²**

LIVING AREA

**3.5 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$422K**

\$379K low

\$465K high

Last Sale

**\$158,500 · Nov 10, 1999**

Est. Owner Equity

**\$421,814**

## TAX & ASSESSMENT

Assessed Value **\$294,400**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | ESSEX                   |
| Lot (acres)   | 3.50                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck

## CLIMATE RISK

**45**  
FLOOD

**5**  
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<br>CRIME INDEX | 78<br>AIR POLLUTION | 1,049<br>POPULATION | \$57K<br>MEDIAN IN-COME | 40°F<br>AVG TEMP | 49%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|