

Single Family Residence **RESIDENTIAL**

79 NORTHVIEW DR

CANAAN, VT 05903

\$177,722 TopHap Estimate · \$282 / ft² · confidence 84 · as of Jul 14, 2026



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BEDS

1.5

BATHS

630 ft²

LIVING AREA

0.7 ac

LOT SIZE

1962

YEAR BUILT

6

ROOMS

VALUATION

\$178K

\$149K low

\$207K high

Est. Owner Equity

\$177,722

TAX & ASSESSMENT

Property Tax	\$2,712 (2024)
Assessed Value	\$123,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Rustic
County	ESSEX
Lot (acres)	0.70
Roof	Metal
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	43 HEAT	97 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	4.5 mi

District: Canaan School District



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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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