

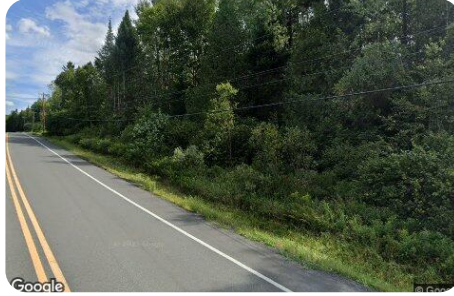
Single Family Residence

RESIDENTIAL

56 SCENIC DR

CANAAN, VT 05903

\$430,540 TopHap Estimate · \$271 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,586 ft²

LIVING AREA

6.18 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$431K

\$399K low

\$462K high

Est. Owner Equity

\$430,540

TAX & ASSESSMENT

Assessed Value **\$284,600**

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	6.18
Roof	Shingle
Heating	Floor/Wall Furnace
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

43
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	3.8 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	Owner occupied
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