

Residential (General/Single)

RESIDENTIAL

21 ROYCE ST

RUTLAND, VT 05701

\$285,919 TopHap Estimate · confidence 72 · as of Jun 23, 2026



0.22 ac
LOT SIZE

VALUATION

\$286K

\$206K low

\$366K high

Last Sale

\$270,500 · Aug 22, 2024

Est. Owner Equity

\$285,919

TAX & ASSESSMENT

Assessed Value **\$149,700**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.22
Pool	No

CLIMATE RISK

1
FLOOD

2
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2024	Resale	Deed	\$270,500		
Aug 26, 2010	Resale	Grant Deed	\$110,000		
Dec 2, 2009	Recorded document	Grant Deed	\$1		
Nov 16, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.2 mi
Rutland High School	High	9–12	1.4 mi

District: Rutland City 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 05701

108 CRIME INDEX	80 AIR POLLUTION	20,036 POPULATION	\$61K MEDIAN IN-COME	42°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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