

Residential (General/Single)

**RESIDENTIAL**

## 9 PINE ST

RUTLAND, VT 05701

**\$58,220** TopHap Estimate · confidence 57 · as of Jun 23, 2026



**0.15 ac**  
LOT SIZE

### VALUATION

**\$58K**

\$33K low

\$83K high

Last Sale

**\$10,000 · Aug 19, 2024**

Est. Owner Equity

**\$58,220**

## TAX & ASSESSMENT

Assessed Value **\$32,500**

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | <b>Residential (General/Single)</b> |
| County        | <b>RUTLAND</b>                      |
| Lot (acres)   | <b>0.15</b>                         |
| Pool          | <b>No</b>                           |

## 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 <sup>2</sup> | LOAN  |
|---------------------|-------------------|-----------------|----------|--------------------|-------|
| <b>Feb 24, 2026</b> | Financing         | Correction Deed |          |                    |       |
| <b>Aug 12, 2024</b> | Resale            | Deed            | \$10,000 |                    |       |
| <b>Sep 3, 2021</b>  | Resale            | Deed            | \$10,670 |                    |       |
| <b>Dec 1, 2017</b>  | Recorded document | Grant Deed      |          |                    |       |
| <b>Mar 10, 2016</b> | Resale            | Grant Deed      | \$10,000 |                    |       |
| <b>Jun 16, 2015</b> | Resale            | Grant Deed      | \$31,800 |                    |       |
| <b>Jun 20, 2006</b> | Financing         | Mortgage        |          |                    | \$63K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Rutland Middle School</b>    | Middle     | 7–8    | 0.3 mi   |
| <b>Northwest Primary School</b> | Elementary | PK–2   | 0.5 mi   |
| <b>Rutland High School</b>      | High       | 9–12   | 1.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>20,036</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|