

Residential (General/Single)

RESIDENTIAL

94 RIVER ST

RUTLAND, VT 05701

\$88,239 TopHap Estimate · confidence 57 · as of Jun 23, 2026



0.25 ac
LOT SIZE

VALUATION

\$88K

\$50K low

\$126K high

Last Sale

\$85,000 · Mar 26, 2025

Est. Owner Equity

\$88,239

TAX & ASSESSMENT

Assessed Value **\$80,100**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.25
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
Mar 21, 2025	Resale	Deed	\$85,000		
Aug 8, 2024	Resale	Deed	\$62,000		
Feb 23, 2024	Financing	Intrafamily Transfer			
Jul 20, 2020	Non-arms-length	Grant Deed	\$44,500		
Jun 28, 2019	Recorded document	Grant Deed			
Jun 15, 2017	Resale	Grant Deed	\$40,000		
Jan 2, 2013	Recorded document	Grant Deed	\$1		
Nov 30, 2009	Recorded document	Grant Deed			
Nov 30, 2009	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northwest Primary School	Elementary	PK–2	0.9 mi
Rutland High School	High	9–12	1.8 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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