

Single Family Residence **RESIDENTIAL**

# 215 BLUE RIDGE DR

RUTLAND, VT 05701

**\$253,204** TopHap Estimate · \$232 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,092 ft<sup>2</sup>**

LIVING AREA

**0.56 ac**

LOT SIZE

**1968**

YEAR BUILT

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$253K**

\$234K low

\$273K high

Last Sale

**\$165,000 · Apr 17, 2014**

Est. Owner Equity

**\$253,204**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$2,883 (2023) |
| Assessed Value | \$154,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | RUTLAND                          |
| Lot (acres)   | 0.56                             |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

Deck

## CLIMATE RISK

1  
FLOOD

4  
WILDFIRE

57  
HEAT

91  
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 |
|--------------|--------|------------|-----------|--------------------|------|
| Apr 17, 2014 | Resale | Grant Deed | \$165,000 | \$151              |      |
| Mar 2, 2011  | Resale | Grant Deed | \$147,900 | \$135              |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 0.3 mi   |

District: Rutland Town 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>Owner occupied</b> |
|-----------|-----------------------|