

Single Family Residence

**RESIDENTIAL**

**86 HIGH ST**

WEST RUTLAND, VT 05777

**\$158,409**

TopHap Estimate · \$130 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026



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**3**

BEDS

**1**

BATHS

**1,215 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$158K**

**\$117K low**

**\$199K high**

Last Sale

**\$81,500 · Aug 10, 2004**

Est. Owner Equity

**\$158,409**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$2,979 (2024) |
| Assessed Value | \$110,100      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | RUTLAND                          |
| Lot (acres)   | 0.36                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Slate                            |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Deck

Elevator

## CLIMATE RISK

1

FLOOD

6

WILDFIRE

59

HEAT

88

STORM

12

DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL              | LEVEL      | GRADES | DISTANCE |
|---------------------|------------|--------|----------|
| West Rutland School | Elementary | PK–12  | 0.1 mi   |

District: Quarry Valley Unified Union School District



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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 05777

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>83</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>3,027</b><br>POPULATION | <b>\$63K</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> |
|-----------|-----------------------|