

Rural Residence

**RESIDENTIAL**

# 353 MESSER LANE PL

RUTLAND, VT 05701

**\$317,144** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,490 ft<sup>2</sup>**

LIVING AREA

**13 ac**

LOT SIZE

**1969**

YEAR BUILT

**6**

ROOMS

## VALUATION

**\$317K**

\$297K low

\$337K high

Est. Owner Equity

**\$317,144**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$3,556 (2023) |
| Assessed Value | \$191,100      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Rural Residence                  |
| Style         | Cape Cod                         |
| County        | RUTLAND                          |
| Lot (acres)   | 13.00                            |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## CLIMATE RISK

1  
FLOOD

7  
WILDFIRE

58  
HEAT

88  
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 |
|--------------|-------------------|------------|-------|--------------------|------|
| Jul 10, 2008 | Recorded document | Grant Deed | \$1   | \$0                |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 3.3 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|