

Single Family Residence **RESIDENTIAL**

46 FORREST WAY

RUTLAND, VT 05701

\$249,650 TopHap Estimate · \$240 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,040 ft²

LIVING AREA

0.46 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$250K

\$228K low

\$272K high

Last Sale

\$240,000 · Sep 18, 2023

Est. Owner Equity

\$249,650

TAX & ASSESSMENT

Property Tax	\$1,831 (2023)
Assessed Value	\$107,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.46
Roof	Shingle
Heating	Forced Air With Air Conditioning
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 ²	LOAN
Aug 30, 2023	Resale	Deed	\$240,000	\$231	
Jun 1, 2020	Resale	Grant Deed	\$132,000	\$127	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	1.0 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

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	Owner occupied
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