

Single Family Residence **RESIDENTIAL**

2 SPELLMAN TER

RUTLAND, VT 05701

\$217,805 TopHap Estimate · confidence 78 · as of Jul 14, 2026



0.16 ac
LOT SIZE

VALUATION

\$218K

\$169K low

\$266K high

Last Sale

\$98,000 · Sep 22, 1991

Est. Owner Equity

\$122,805

Loan-to-Value

52%

TAX & ASSESSMENT

Assessed Value **\$123,200**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.16
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
Jul 27, 2009	Financing	Mortgage			\$20K
Mar 31, 2009	Financing	Mortgage			\$75K
Jul 30, 2007	Financing	Mortgage			\$74K
Aug 23, 2006	Financing	Mortgage			\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.0 mi
Rutland High School	High	9–12	1.2 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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