

Single Family Residence **RESIDENTIAL**

97 HITZEL TER

RUTLAND, VT 05701

\$379,079 TopHap Estimate · \$304 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,247 ft²

LIVING AREA

0.7 ac

LOT SIZE

1983

YEAR BUILT

5

ROOMS

VALUATION

\$379K

\$332K low

\$426K high

Est. Owner Equity

\$379,079

TAX & ASSESSMENT

Property Tax	\$3,849 (2023)
Assessed Value	\$206,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RUTLAND
Lot (acres)	0.70
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

1
FLOOD

3
WILDFIRE

58
HEAT

89
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2024	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.4 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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