

Single Family Residence **RESIDENTIAL**

# 88 LYNETTE DR

RUTLAND, VT 05701

**\$366,614** TopHap Estimate · \$227 / ft² · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,613 ft²**

LIVING AREA

**1.31 ac**

LOT SIZE

**1979**

YEAR BUILT

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$367K**

\$322K low

\$411K high

Last Sale

**\$230,000 · Apr 12, 2021**

Est. Owner Equity

**\$366,614**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$3,903 (2023) |
| Assessed Value | \$209,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RUTLAND                 |
| Lot (acres)   | 1.31                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck

## CLIMATE RISK

47  
FLOOD

4  
WILDFIRE

57  
HEAT

91  
STORM

12  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------------|------|-----------|--------------------|------|
| Apr 8, 2021 | Non-arms-length | Deed | \$230,000 | \$143              |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 1.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>20,036</b><br>POPULATION | <b>\$61K</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> |
|-----------|-----------------------|