

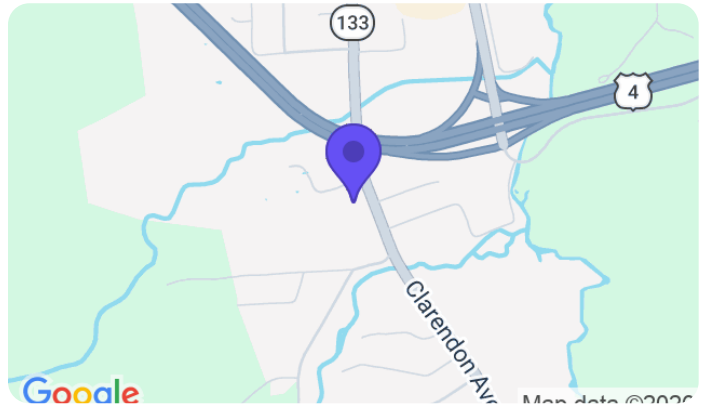
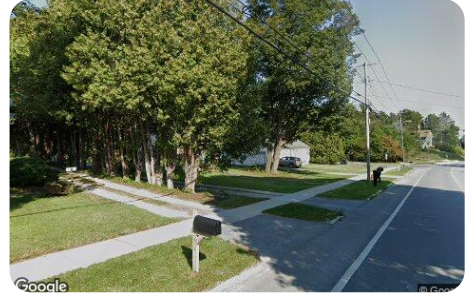
Single Family Residence

**RESIDENTIAL**

# 482 CLARENDON AVE

WEST RUTLAND, VT 05777

**\$280,348** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,482 ft<sup>2</sup>**

LIVING AREA

**0.58 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$280K**

\$267K low

\$294K high

Last Sale

**\$280,000 · Jul 16, 2026**

Est. Owner Equity

**\$280,348**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$3,353 (2024) |
| Assessed Value | \$123,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | RUTLAND                          |
| Lot (acres)   | 0.58                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Metal                            |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Deck

Elevator

## CLIMATE RISK

10  
FLOOD

5  
WILDFIRE

58  
HEAT

90  
STORM

12  
DROUGHT

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

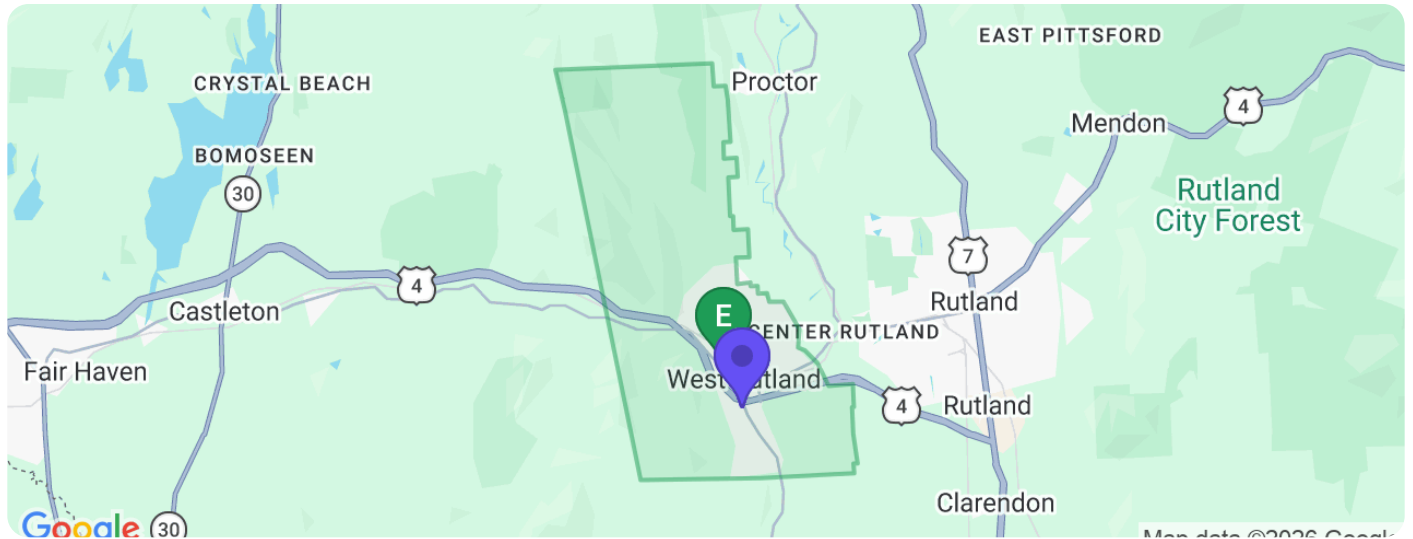
## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|------------|-----------|--------------------|-------|
| Jun 26, 2026 | Resale            | Deed       | \$280,000 | \$189              |       |
| Feb 5, 2021  | Resale            | Deed       | \$143,000 | \$96               |       |
| Jul 14, 2009 | Financing         | Mortgage   |           |                    | \$59K |
| Oct 24, 2008 | Financing         | Mortgage   |           |                    | \$10K |
| Jul 5, 2007  | Financing         | Mortgage   |           |                    | \$6K  |
| Mar 16, 2007 | Recorded document | Grant Deed | \$1       | \$0                |       |

## ASSIGNED SCHOOLS

| SCHOOL              | LEVEL      | GRADES | DISTANCE |
|---------------------|------------|--------|----------|
| West Rutland School | Elementary | PK–12  | 0.7 mi   |

District: Quarry Valley Unified Union 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 05777

|                   |                     |                     |                         |                  |                 |
|-------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 83<br>CRIME INDEX | 84<br>AIR POLLUTION | 3,027<br>POPULATION | \$63K<br>MEDIAN IN-COME | 42°F<br>AVG TEMP | 49%<br>SUNSHINE |
|-------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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