

Residential (General/Single) **RESIDENTIAL**

20 SHEDD PL

RUTLAND, VT 05701

\$218,178 TopHap Estimate · confidence 84 · as of Jul 14, 2026



0.44 ac
LOT SIZE

VALUATION

\$218K

\$183K low

\$254K high

Last Sale

\$145,000 · Jan 17, 2020

Est. Owner Equity

\$218,178

TAX & ASSESSMENT

Assessed Value **\$112,800**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.44
Pool	No

CLIMATE RISK

35
FLOOD

4
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
Jan 17, 2020	Resale	Grant Deed	\$145,000		
Oct 30, 2012	Resale	Grant Deed	\$111,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.8 mi
Rutland Middle School	Middle	7–8	1.3 mi
Rutland High School	High	9–12	2.6 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
-----------	-----------------------