

Single Family Residence **RESIDENTIAL**

166 FOREST ST

RUTLAND, VT 05701

\$147,406 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.3 ac
LOT SIZE

VALUATION

\$147K

\$119K low

\$176K high

Est. Owner Equity

\$20,406

Loan-to-Value

95%

TAX & ASSESSMENT

Assessed Value **\$85,600**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.30
Pool	No

CLIMATE RISK

25
FLOOD

2
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2021	Financing	Intrafamily Transfer			
Nov 9, 2011	Financing	Mortgage			\$15K
Oct 6, 2011	Financing	Mortgage			\$112K
Jun 30, 2009	Financing	Mortgage			\$123K
Mar 13, 2008	Financing	Mortgage			\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	1.2 mi
Northeast Primary School	Elementary	PK–2	1.8 mi
Rutland High School	High	9–12	2.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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