

Residential (General/Single)

RESIDENTIAL

8 HOWARD AVE

RUTLAND, VT 05701

\$329,450 TopHap Estimate · confidence 89 · as of Jul 14, 2026



0.17 ac
LOT SIZE

VALUATION

\$329K

\$294K low

\$365K high

Last Sale

\$311,000 · Sep 6, 2024

Est. Owner Equity

\$329,450

TAX & ASSESSMENT

Assessed Value **\$138,000**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.17
Pool	No

CLIMATE RISK

1
FLOOD

2
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
Sep 4, 2024	Resale	Deed	\$311,000		
Aug 31, 2022	Resale	Deed	\$225,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northeast Primary School	Elementary	PK–2	0.6 mi
Rutland High School	High	9–12	0.7 mi
Rutland Middle School	Middle	7–8	0.9 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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