

Single Family Residence **RESIDENTIAL**

# 1 SHADOW LN

RUTLAND, VT 05701

**\$631,882** TopHap Estimate · confidence 81 · as of Jul 14, 2026



**3.95 ac**  
LOT SIZE

## VALUATION

**\$632K**

\$514K low

\$750K high

Last Sale

**\$720,000 · Aug 14, 2002**

Est. Owner Equity

**\$631,882**

## TAX & ASSESSMENT

Assessed Value **\$436,800**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 3.95                    |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**6**  
WILDFIRE

**59**  
HEAT

**86**  
STORM

**12**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.5 mi   |
| Northwest Primary School | Elementary | PK–2   | 0.6 mi   |
| Rutland High School      | High       | 9–12   | 1.6 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<br>CRIME INDEX | 80<br>AIR POLLUTION | 20,036<br>POPULATION | \$61K<br>MEDIAN IN-COME | 42°F<br>AVG TEMP | 49%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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