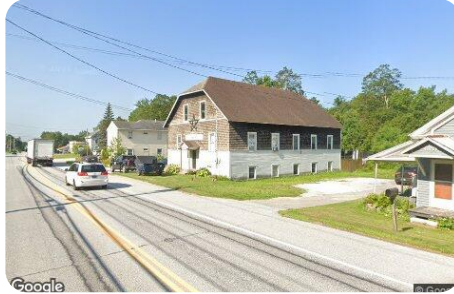


Single Family Residence **RESIDENTIAL**

2045 US ROUTE 4

RUTLAND, VT 05701

\$286,468 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.5 ac
LOT SIZE

VALUATION

\$286K

\$234K low

\$339K high

Est. Owner Equity

\$286,468

TAX & ASSESSMENT

Assessed Value

\$166,500

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.50
Pool	No

CLIMATE RISK

1 FLOOD	4 WILDFIRE	54 HEAT	96 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 13, 2009	Resale	Grant Deed	\$133,000		
Oct 5, 2000	Resale	Grant Deed	\$42,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barstow Memorial School	Elementary	PK–8	4.1 mi
Otter Valley Union High School	High	7–12	10.4 mi

District: Otter 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 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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