

Single Family Residence **RESIDENTIAL**

20 FORREST WAY

RUTLAND, VT 05701

\$251,334 TopHap Estimate · \$283 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

1

BATHS

887 ft²

LIVING AREA

0.34 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$251K

\$230K low

\$273K high

Last Sale

\$250,000 · May 14, 2026

Est. Owner Equity

\$251,334

TAX & ASSESSMENT

Property Tax

\$1,117 (2023)

Assessed Value

\$60,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.34
Roof	Metal
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	4 WILDFIRE	57 HEAT	91 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
Apr 30, 2026	Resale	Deed	\$250,000	\$282	
May 20, 2022	Non-arms-length	Intrafamily Transfer	\$54,000	\$61	
May 25, 2012	Resale	Grant Deed	\$50,000	\$56	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	1.0 mi

District: Rutland Town 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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