

Single Family Residence **RESIDENTIAL**

79 RIVER ST

RUTLAND, VT 05701

\$164,808 TopHap Estimate · confidence 79 · as of Jul 14, 2026



0.37 ac
LOT SIZE

VALUATION

\$165K

\$130K low

\$200K high

Last Sale

\$98,000 · May 29, 2020

Est. Owner Equity

\$164,808

TAX & ASSESSMENT

Assessed Value **\$90,000**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.37
Pool	No

CLIMATE RISK

10
FLOOD

2
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2020	Resale	Grant Deed	\$98,000		
Oct 26, 2018	Non-arms-length	Grant Deed	\$31,000		
May 30, 2018	Recorded document	Grant Deed			
May 1, 2018	Non-arms-length	Grant Deed	\$43,200		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northwest Primary School	Elementary	PK–2	0.9 mi
Rutland High School	High	9–12	1.7 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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