

Single Family Residence **RESIDENTIAL**

# 159 CARRIAGE RUN

RUTLAND, VT 05701

**\$471,086** TopHap Estimate · \$306 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,540 ft<sup>2</sup>**

LIVING AREA

**0.93 ac**

LOT SIZE

**1990**

YEAR BUILT

**5**

ROOMS

## VALUATION

**\$471K**

\$461K low

\$481K high

Last Sale

**\$289,900 · Jul 22, 2020**

Est. Owner Equity

**\$471,086**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$4,675 (2023) |
| Assessed Value | \$251,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RUTLAND                 |
| Lot (acres)   | 0.93                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

**1**  
FLOOD

**5**  
WILDFIRE

**58**  
HEAT

**90**  
STORM

**12**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------|-----------|--------------------|------|
| Jul 22, 2020 | Resale            | Grant Deed | \$289,900 | \$188              |      |
| Apr 11, 2013 | Resale            | Grant Deed | \$239,000 | \$155              |      |
| Apr 14, 2008 | Resale            | Grant Deed | \$265,000 | \$172              |      |
| Feb 12, 2008 | Recorded document | Grant Deed | \$1       | \$0                |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 2.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>20,036</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|