

Single Family Residence **RESIDENTIAL**

# 90 WESTSIDE CT

WEST RUTLAND, VT 05777

**\$406,941** TopHap Estimate · \$227 / ft² · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,790 ft²**

LIVING AREA

**0.87 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$407K**

**\$358K low**

**\$456K high**

Last Sale

**\$391,000 · Apr 3, 2024**

Est. Owner Equity

**\$406,941**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$6,216 (2024) |
| Assessed Value | \$229,700      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | RUTLAND                          |
| Lot (acres)   | 0.87                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Elevator

## CLIMATE RISK

62  
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   |
|--------------|-----------------|---------------------------------------|-----------|--------------------|--------|
| Mar 22, 2024 | Resale          | Quit Claim Arm'S Length For Ne States | \$391,000 | \$218              |        |
| Mar 23, 2020 | Quitclaim       | Quit Claim Transfer                   |           |                    |        |
| Nov 6, 2019  | Resale          | Grant Deed                            | \$250,000 | \$140              |        |
| Apr 24, 2017 | Non-arms-length | Grant Deed                            | \$230,000 | \$128              |        |
| Dec 27, 2011 | Financing       | Mortgage                              |           |                    | \$306K |

## ASSIGNED SCHOOLS

| SCHOOL              | LEVEL      | GRADES | DISTANCE |
|---------------------|------------|--------|----------|
| West Rutland School | Elementary | PK–12  | 0.9 mi   |

District: Quarry 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 05777

|                          |                            |                            |                                    |                         |                        |
|--------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>83</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>3,027</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-<br>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> |
|-----------|-----------------------|