

Single Family Residence **RESIDENTIAL**

120 FOREST ST

RUTLAND, VT 05701

\$156,748 TopHap Estimate · confidence 76 · as of Jul 14, 2026



0.25 ac
LOT SIZE

VALUATION

\$157K

\$119K low

\$195K high

Last Sale

\$140,000 · May 7, 2024

Est. Owner Equity

\$156,748

TAX & ASSESSMENT

Assessed Value **\$94,800**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.25
Pool	No

CLIMATE RISK

1
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
Apr 30, 2024	Resale	Deed	\$140,000		
Feb 8, 2023	Financing	Intrafamily Transfer			
Dec 9, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	1.0 mi
Northwest Primary School	Elementary	PK–2	1.0 mi
Rutland High School	High	9–12	1.9 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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