

Single Family Residence **RESIDENTIAL**

197 VICTORIA DR

RUTLAND, VT 05701

\$297,148 TopHap Estimate · \$272 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,092 ft²

LIVING AREA

0.6 ac

LOT SIZE

1973

YEAR BUILT

6

ROOMS

VALUATION

\$297K

\$254K low

\$340K high

Est. Owner Equity

\$272,148

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$3,140 (2023)
Assessed Value	\$168,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RUTLAND
Lot (acres)	0.60
Roof	Shingle
Heating	Steam
Fireplace	Yes
Pool	Yes

Deck

CLIMATE RISK

1
FLOOD

4
WILDFIRE

58
HEAT

89
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2012	Financing	Mortgage			\$25K
Apr 13, 2010	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.6 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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