

Single Family Residence **RESIDENTIAL**

# 8 GRANDVIEW TER

RUTLAND, VT 05701

**\$456,162** TopHap Estimate · confidence 78 · as of Jul 14, 2026



**0.57 ac**  
LOT SIZE

## VALUATION

**\$456K**

\$354K low

\$559K high

Est. Owner Equity

**\$349,662**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

Assessed Value **\$299,800**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 0.57                    |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**3**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------|----------|-------|--------------------|--------|
| May 20, 2009 | Financing | Mortgage |       |                    | \$107K |
| May 23, 2006 | Financing | Mortgage |       |                    | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland High School      | High       | 9–12   | 0.7 mi   |
| Northeast Primary School | Elementary | PK–2   | 1.0 mi   |
| Rutland Middle School    | Middle     | 7–8    | 1.8 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|