

Single Family Residence **RESIDENTIAL**

1790 COLD RIVER RD

RUTLAND, VT 05701

\$396,559 TopHap Estimate · \$275 / ft² · confidence 86 · as of Jul 14, 2026

5
BEDS

2.5
BATHS

1,440 ft²
LIVING AREA

3.05 ac
LOT SIZE

1976
YEAR BUILT

9
ROOMS

1
PARKING

VALUATION

\$397K

\$343K low

\$450K high

Est. Owner Equity

\$396,559

TAX & ASSESSMENT

Property Tax

\$4,364 (2023)

Assessed Value

\$234,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RUTLAND
Lot (acres)	3.05
Roof	Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

1 FLOOD	6 WILDFIRE	58 HEAT	88 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 6, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	4.1 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	Absentee owner
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