

Residential (General/Single)

RESIDENTIAL

56 UNION ST

RUTLAND, VT 05701

\$120,800 TopHap Estimate · \$43 / ft² · confidence 58 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,803 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1988

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$121K

\$70K low

\$172K high

Last Sale

\$35,667 · Nov 6, 2017

Est. Owner Equity

\$120,800

TAX & ASSESSMENT

Assessed Value **\$107,000**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.09
Roof	Composition Shingle
Heating	Steam
Pool	No

CLIMATE RISK

10
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
Nov 6, 2017	Non-arms-length	Grant Deed	\$35,667	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.6 mi
Northwest Primary School	Elementary	PK–2	0.7 mi
Rutland High School	High	9–12	1.7 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	Absentee owner
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