

Duplex (2 Units, Any Combination)

RESIDENTIAL

120 PINNACLE RIDGE RD

RUTLAND, VT 05701



4

BEDS

3

BATHS

2,676 ft²

LIVING AREA

1.51 ac

LOT SIZE

1995

YEAR BUILT

8

ROOMS

TAX & ASSESSMENT

Property Tax	\$5,319 (2023)
Assessed Value	\$285,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	RUTLAND
Lot (acres)	1.51
Roof	Metal

Heating	Steam
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

58
HEAT

90
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.3 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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied