

Single Family Residence **RESIDENTIAL**

## 86 PINNACLE RIDGE RD

RUTLAND, VT 05701

**\$470,727** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,480 ft<sup>2</sup>**

LIVING AREA

**1.42 ac**

LOT SIZE

**2004**

YEAR BUILT

**6**

ROOMS

### VALUATION

**\$471K**

\$448K low

\$493K high

Last Sale

**\$58,700 · Aug 20, 2004**

Est. Owner Equity

**\$222,727**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$6,445 (2023) |
| Assessed Value | \$346,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | RUTLAND                 |
| Lot (acres)   | 1.42                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | Yes                     |

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 | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Jun 19, 2017 | Quitclaim | Quit Claim Transfer |       |                    |        |
| May 3, 2013  | Financing | Mortgage            |       |                    | \$248K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|