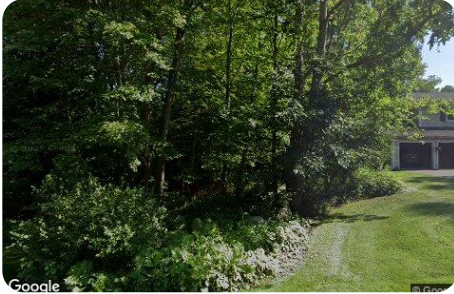


Single Family Residence **RESIDENTIAL**

40 LILAC LN

RUTLAND, VT 05701

\$390,283 TopHap Estimate · \$175 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,232 ft²

LIVING AREA

1.44 ac

LOT SIZE

1976

YEAR BUILT

8

ROOMS

VALUATION

\$390K

\$353K low

\$428K high

Est. Owner Equity

\$390,283

TAX & ASSESSMENT

Property Tax	\$5,456 (2023)
Assessed Value	\$293,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	RUTLAND
Lot (acres)	1.44
Roof	Shingle
Heating	Steam
Fireplace	Yes
Pool	Yes

Deck

CLIMATE RISK

10
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 ²	LOAN
Apr 23, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.5 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	Owner occupied
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