

Single Family Residence **RESIDENTIAL**

46 HAZEL ST
RUTLAND, VT 05701

\$250,444 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.41 ac
LOT SIZE

VALUATION

\$250K

\$204K low

\$297K high

Last Sale	\$86,275 · Aug 21, 1990
Est. Owner Equity	\$232,404
Loan-to-Value	8%

TAX & ASSESSMENT

Assessed Value **\$123,000**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.41
Pool	No

CLIMATE RISK

1
FLOOD

5
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
Jan 12, 2024	Financing	Intrafamily Transfer			
Sep 17, 2007	Financing	Mortgage			\$18K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.3 mi
Rutland Middle School	Middle	7–8	0.7 mi
Rutland High School	High	9–12	2.1 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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