

Single Family Residence **RESIDENTIAL**

# 423 BLUE RIDGE DR

RUTLAND, VT 05701

**\$433,722** TopHap Estimate · \$272 / ft² · confidence 86 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,596 ft²**

LIVING AREA

**5.65 ac**

LOT SIZE

**1972**

YEAR BUILT

**6**

ROOMS

## VALUATION

**\$434K**

\$374K low

\$494K high

Est. Owner Equity

**\$433,722**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$4,522 (2023) |
| Assessed Value | \$243,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RUTLAND                 |
| Lot (acres)   | 5.65                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

**70**  
FLOOD

**4**  
WILDFIRE

**57**  
HEAT

**91**  
STORM

**12**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------|-------|--------------------|------|
| Oct 1, 2020  | Recorded document | Grant Deed          |       |                    |      |
| Oct 1, 2020  | Quitclaim         | Quit Claim Transfer |       |                    |      |
| Sep 17, 2020 | Recorded document | Grant Deed          |       |                    |      |
| Nov 7, 2013  | Quitclaim         | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 0.6 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>108</div> <div>CRIME INDEX</div> | <div>80</div> <div>AIR POLLUTION</div> | <div>20,036</div> <div>POPULATION</div> | <div>\$61K</div> <div>MEDIAN IN-COME</div> | <div>42°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|