

Single Family Residence **RESIDENTIAL**

52 NICHOLS ST

RUTLAND, VT 05701

\$267,441 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.39 ac
LOT SIZE

VALUATION

\$267K

\$220K low

\$315K high

Last Sale

\$115,000 · Oct 7, 2003

Est. Owner Equity

\$192,441

Loan-to-Value

34%

TAX & ASSESSMENT

Assessed Value **\$155,200**

PROPERTY FACTS

Property Type **Single Family Residence**
 County **RUTLAND**
 Lot (acres) **0.39**
 Pool **No**

CLIMATE RISK

1
FLOOD

2
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
Jun 26, 2012	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.3 mi
Northwest Primary School	Elementary	PK–2	0.9 mi
Rutland High School	High	9–12	1.1 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.

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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