

Residential (General/Single)

RESIDENTIAL

86 FRANKLIN ST

RUTLAND, VT 05701

\$162,646 TopHap Estimate · confidence 80 · as of Jul 14, 2026



0.14 ac
LOT SIZE

VALUATION

\$163K

\$130K low

\$195K high

Last Sale

\$57,950 · Jan 4, 2018

Est. Owner Equity

\$162,646

TAX & ASSESSMENT

Assessed Value **\$115,900**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.14
Pool	No

CLIMATE RISK

10
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
Jul 19, 2022	Financing	Intrafamily Transfer			
Jan 4, 2018	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.6 mi
Northwest Primary School	Elementary	PK–2	0.8 mi
Rutland High School	High	9–12	1.7 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	Absentee owner
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