

Single Family Residence **RESIDENTIAL**

22 JAMES ST

RUTLAND, VT 05701

\$168,379 TopHap Estimate · confidence 79 · as of Jul 14, 2026



0.15 ac
LOT SIZE

VALUATION

\$168K

\$133K low

\$204K high

Last Sale

\$85,000 · Feb 8, 2002

Est. Owner Equity

\$168,379

TAX & ASSESSMENT

Assessed Value **\$98,400**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.15
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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.9 mi
Northwest Primary School	Elementary	PK–2	1.0 mi
Rutland High School	High	9–12	1.9 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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