

Single Family Residence **RESIDENTIAL**

20 FRANKLIN ST

WEST RUTLAND, VT 05777

\$185,175 TopHap Estimate · \$88 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,101 ft²

LIVING AREA

0.22 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$185K

\$144K low

\$226K high

Est. Owner Equity

\$185,175

TAX & ASSESSMENT

Property Tax	\$4,346 (2024)
Assessed Value	\$160,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	RUTLAND
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

10
FLOOD

4
WILDFIRE

58
HEAT

90
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Rutland School	Elementary	PK–12	0.2 mi

District: Quarry Valley Unified Union 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 05777

83 CRIME INDEX	84 AIR POLLUTION	3,027 POPULATION	\$63K MEDIAN IN-COME	42°F AVG TEMP	49% SUNSHINE
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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