

Single Family Residence **RESIDENTIAL**

246 BUSINESS ROUTE 4

RUTLAND, VT 05701

\$141,692 TopHap Estimate · \$131 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.23 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$142K

\$121K low

\$163K high

Est. Owner Equity

\$141,692

TAX & ASSESSMENT

Property Tax	\$811 (2023)
Assessed Value	\$43,600

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.23
Roof	Shingle
Heating	None
Pool	No

Deck

CLIMATE RISK

1
FLOOD

4
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 Town Elementary School	Elementary	PK–8	3.3 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

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

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

OWNERSHIP

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