

Single Family Residence **RESIDENTIAL**

# 58 WATKINS AVE

RUTLAND, VT 05701

**\$222,572** TopHap Estimate · confidence 79 · as of Jul 14, 2026



**0.32 ac**  
LOT SIZE

## VALUATION

**\$223K**

\$175K low

\$270K high

Est. Owner Equity

**\$222,572**

## TAX & ASSESSMENT

Assessed Value

**\$110,500**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 0.32                    |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 4<br>WILDFIRE | 59<br>HEAT | 86<br>STORM | 12<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------|-------|--------------------|------|
| Nov 29, 2011 | Recorded document | Grant Deed | \$1   |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Northwest Primary School | Elementary | PK–2   | 0.3 mi   |
| Rutland Middle School    | Middle     | 7–8    | 0.8 mi   |
| Rutland High School      | High       | 9–12   | 2.1 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<br>CRIME INDEX | 80<br>AIR POLLUTION | 20,036<br>POPULATION | \$61K<br>MEDIAN IN-<br>COME | 42°F<br>AVG TEMP | 49%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-----------------------------|------------------|-----------------|

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

## OWNERSHIP

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