

Residential (General/Single) **RESIDENTIAL**

# 20 JAMES ST

RUTLAND, VT 05701

**\$196,755** TopHap Estimate · confidence 79 · as of Jul 14, 2026



**0.2 ac**  
LOT SIZE

## VALUATION

**\$197K**

\$155K low

\$239K high

Last Sale

**\$164,000 · Apr 1, 2020**

Est. Owner Equity

**\$196,755**

## TAX & ASSESSMENT

Assessed Value **\$136,000**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.20                         |
| 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.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|------------|-----------|--------------------|--------|
| <b>Apr 1, 2020</b>  | Resale            | Grant Deed | \$164,000 |                    |        |
| <b>Dec 21, 2018</b> | Non-arms-length   | Grant Deed | \$65,000  |                    |        |
| <b>Sep 28, 2018</b> | Recorded document | Grant Deed |           |                    |        |
| <b>Jul 12, 2018</b> | Non-arms-length   | Grant Deed | \$64,680  |                    |        |
| <b>Jun 19, 2013</b> | Recorded document | Grant Deed |           |                    |        |
| <b>Dec 8, 2008</b>  | Financing         | Mortgage   |           |                    | \$154K |
| <b>Feb 26, 2007</b> | Financing         | Mortgage   |           |                    | \$125K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Rutland Middle School</b>    | Middle     | 7–8    | 0.9 mi   |
| <b>Northwest Primary School</b> | Elementary | PK–2   | 1.0 mi   |
| <b>Rutland High School</b>      | High       | 9–12   | 1.8 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|