

Single Family Residence **RESIDENTIAL**

20 HOWARD AVE

RUTLAND, VT 05701

\$308,266 TopHap Estimate · confidence 80 · as of Jul 14, 2026



0.34 ac
LOT SIZE

VALUATION

\$308K

\$246K low

\$371K high

Est. Owner Equity

\$243,266

Loan-to-Value

27%

TAX & ASSESSMENT

Assessed Value **\$146,600**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.34
Pool	No

CLIMATE RISK

1
FLOOD

2
WILDFIRE

58
HEAT

89
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2018	Quitclaim	Quit Claim Transfer			
Jan 17, 2013	Financing	Mortgage			\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northeast Primary School	Elementary	PK–2	0.5 mi
Rutland High School	High	9–12	0.7 mi
Rutland Middle School	Middle	7–8	0.9 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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