

Single Family Residence **RESIDENTIAL**

759 VICTORIA DR

RUTLAND, VT 05701

\$393,573 TopHap Estimate · \$176 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,240 ft²

LIVING AREA

2.2 ac

LOT SIZE

1995

YEAR BUILT

8

ROOMS

VALUATION

\$394K

\$366K low

\$421K high

Est. Owner Equity

\$241,573

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,855 (2023)
Assessed Value	\$260,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	RUTLAND
Lot (acres)	2.20
Roof	Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

32
FLOOD

4
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
Jul 3, 2012	Financing	Mortgage			\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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