

Single Family Residence **RESIDENTIAL**

44 WATER ST

RUTLAND, VT 05701

\$157,976 TopHap Estimate · confidence 75 · as of Jul 14, 2026



0.34 ac
LOT SIZE

VALUATION

\$158K

\$119K low

\$197K high

Last Sale

\$75,000 · Aug 29, 2019

Est. Owner Equity

\$105,976

Loan-to-Value

30%

TAX & ASSESSMENT

Assessed Value **\$104,600**

PROPERTY FACTS

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

CLIMATE RISK

94
FLOOD

3
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2019	Non-arms-length	Grant Deed	\$75,000		
Apr 26, 2010	Financing	Mortgage			\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.2 mi
Rutland Middle School	Middle	7–8	0.5 mi
Rutland High School	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

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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