

Single Family Residence **RESIDENTIAL**

# 2415 US ROUTE 7 N

RUTLAND, VT 05701

**\$396,022** TopHap Estimate · \$118 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**6**

BEDS

**6**

BATHS

**3,352 ft<sup>2</sup>**

LIVING AREA

**9.65 ac**

LOT SIZE

**1833**

YEAR BUILT

**12**

ROOMS

## VALUATION

**\$396K**

\$363K low

\$429K high

Last Sale

**\$44,900 · Jan 26, 2015**

Est. Owner Equity

**\$396,022**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$6,082 (2023) |
| Assessed Value | \$326,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | RUTLAND                 |
| Lot (acres)   | 9.65                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

**1**  
FLOOD

**4**  
WILDFIRE

**58**  
HEAT

**90**  
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 |
|--------------|--------|------------|----------|--------------------|------|
| Jan 26, 2015 | Resale | Grant Deed | \$44,900 | \$13               |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 1.8 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|