

Single Family Residence **RESIDENTIAL**

8 WOODLAND DR

RUTLAND, VT 05701

\$377,561 TopHap Estimate · confidence 85 · as of Jul 14, 2026



0.81 ac
LOT SIZE

VALUATION

\$378K

\$321K low

\$434K high

Last Sale

\$202,000 · Oct 14, 2020

Est. Owner Equity

\$377,561

TAX & ASSESSMENT

Assessed Value **\$212,000**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.81
Pool	No

CLIMATE RISK

1
FLOOD

3
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
Sep 18, 2025	Financing	Intrafamily Transfer			
Feb 8, 2024	Financing	Intrafamily Transfer			
Oct 14, 2020	Resale	Grant Deed	\$202,000		
Feb 9, 2015	Quitclaim	Quit Claim Transfer			
Jun 15, 2006	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland High School	High	9–12	0.8 mi
Northeast Primary School	Elementary	PK–2	0.9 mi
Rutland Middle School	Middle	7–8	1.4 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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