

Residential (General/Single)

RESIDENTIAL

96 FOREST ST

RUTLAND, VT 05701

\$223,583 TopHap Estimate · confidence 82 · as of Jun 23, 2026



0.24 ac
LOT SIZE

VALUATION

\$224K

\$183K low

\$264K high

Last Sale

\$132,000 · Nov 17, 2020

Est. Owner Equity

\$223,583

TAX & ASSESSMENT

Assessed Value **\$114,200**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.24
Pool	No

CLIMATE RISK

1
FLOOD

2
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2026	Quitclaim	Intrafamily Transfer			
Nov 17, 2020	Resale	Grant Deed	\$132,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northwest Primary School	Elementary	PK–2	0.9 mi
Rutland High School	High	9–12	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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