

Single Family Residence **RESIDENTIAL**

## 248 CANNON DR

RUTLAND, VT 05701

**\$462,209** TopHap Estimate · \$182 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3.5**

BATHS

**2,536 ft<sup>2</sup>**

LIVING AREA

**6.55 ac**

LOT SIZE

**1994**

YEAR BUILT

**7**

ROOMS

### VALUATION

**\$462K**

**\$437K low**

**\$487K high**

Est. Owner Equity

**\$462,209**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$6,361 (2023) |
| Assessed Value | \$341,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | RUTLAND                 |
| Lot (acres)   | 6.55                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

16  
FLOOD

4  
WILDFIRE

58  
HEAT

89  
STORM

12  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 2.1 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|