

Single Family Residence **RESIDENTIAL**

9 JAMES ST

RUTLAND, VT 05701

\$178,600 TopHap Estimate · confidence 79 · as of Jul 14, 2026



0.44 ac
LOT SIZE

VALUATION

\$179K

\$141K low

\$217K high

Last Sale

\$88,000 · Jul 9, 2001

Est. Owner Equity

\$78,599

Loan-to-Value

61%

TAX & ASSESSMENT

Assessed Value **\$111,800**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.44
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
Aug 16, 2010	Financing	Mortgage			\$100K
Jul 28, 2010	Recorded document	Grant Deed	\$1		
Apr 30, 2009	Financing	Mortgage			\$95K
Mar 17, 2006	Financing	Mortgage			\$21K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.9 mi
Northwest Primary School	Elementary	PK–2	1.0 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	Owner occupied
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