

Single Family Residence

RESIDENTIAL

45 FIELD AVE

RUTLAND, VT 05701

\$379,000 TopHap Estimate · confidence 85 · as of Jul 14, 2026



0.66 ac
LOT SIZE

VALUATION

\$379K

\$321K low

\$437K high

Last Sale

\$305,000 · Dec 20, 2022

Est. Owner Equity

\$379,000

TAX & ASSESSMENT

Assessed Value **\$172,200**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.66
Pool	No

CLIMATE RISK

10
FLOOD

4
WILDFIRE

59
HEAT

88
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2022	Resale	Deed	\$305,000		
May 20, 2022	Resale	Deed	\$260,000		
Dec 13, 2019	Resale	Grant Deed	\$193,300		
Jan 27, 2017	Quitclaim	Quit Claim Transfer			
Jun 24, 2016	Resale	Grant Deed	\$168,000		
Oct 23, 2013	Quitclaim	Quit Claim Transfer			
Jul 2, 2012	Recorded document	Grant Deed	\$1		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.9 mi
Northwest Primary School	Elementary	PK–2	1.1 mi
Rutland High School	High	9–12	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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