

Single Family Residence **RESIDENTIAL**

396 VICTORIA DR

RUTLAND, VT 05701

\$431,208 TopHap Estimate · \$199 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,167 ft²
LIVING AREA

1.02 ac
LOT SIZE

2001
YEAR BUILT

7
ROOMS

VALUATION

\$431K

\$407K low

\$456K high

Est. Owner Equity

\$431,208

TAX & ASSESSMENT

Property Tax	\$5,538 (2023)
Assessed Value	\$297,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	RUTLAND
Lot (acres)	1.02
Roof	Shingle
Heating	Steam
Fireplace	Yes
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2026	Quitclaim	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.7 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

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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