

Residential (General/Single)

RESIDENTIAL

84 RIVER ST

RUTLAND, VT 05701

\$224,840 TopHap Estimate · confidence 77 · as of Jun 23, 2026



0.19 ac
LOT SIZE

VALUATION

\$225K

\$173K low

\$277K high

Last Sale

\$19,000 · Mar 4, 2019

Est. Owner Equity

\$224,840

TAX & ASSESSMENT

Assessed Value **\$98,800**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.19
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
Mar 4, 2019	Non-arms-length	Grant Deed	\$19,000		
Aug 14, 2018	Recorded document	Grant Deed			
Jul 27, 2018	Non-arms-length	Grant Deed	\$12,900		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.4 mi
Rutland High School	High	9–12	1.7 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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