

Residential (General/Single) **RESIDENTIAL**

19 ROYCE ST

RUTLAND, VT 05701

\$345,719 TopHap Estimate · confidence 88 · as of Jun 23, 2026



0.25 ac
LOT SIZE

VALUATION

\$346K

\$304K low

\$387K high

Last Sale

\$50,000 · Aug 29, 2018

Est. Owner Equity

\$345,719

TAX & ASSESSMENT

Assessed Value **\$169,800**

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Duplex Single
County	RUTLAND
Lot (acres)	0.25
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
Sep 10, 2025	Financing	Intrafamily Transfer			
Aug 29, 2018	Non-arms-length	Grant Deed	\$50,000		
Nov 12, 2015	Non-arms-length	Grant Deed	\$42,666		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.2 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------