

Residential (General/Single) **RESIDENTIAL**

# 25 ROYCE ST

RUTLAND, VT 05701

**\$188,039** TopHap Estimate · confidence 80 · as of Jul 14, 2026



**0.22 ac**  
LOT SIZE

## VALUATION

**\$188K**

\$150K low

\$226K high

Last Sale

**\$80,000 · Jan 15, 2021**

Est. Owner Equity

**\$188,039**

## TAX & ASSESSMENT

Assessed Value **\$125,100**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.22                         |
| 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 <sup>2</sup> | LOAN  |
|--------------|-----------|----------|----------|--------------------|-------|
| Jan 15, 2021 | Resale    | Deed     | \$80,000 |                    |       |
| Oct 12, 2006 | Financing | Mortgage |          |                    | \$30K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>20,036</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|