

Residential (General/Single)

**RESIDENTIAL**

# 102 FOREST ST

RUTLAND, VT 05701

**\$172,678** TopHap Estimate · confidence 79 · as of Jul 14, 2026



**0.18 ac**  
LOT SIZE

## VALUATION

**\$173K**

\$136K low

\$209K high

Last Sale

**\$131,500 · May 12, 2021**

Est. Owner Equity

**\$172,678**

## TAX & ASSESSMENT

Assessed Value **\$123,400**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.18                         |
| 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   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| May 12, 2021 | Resale            | Deed       | \$131,500 |                    |        |
| Jun 12, 2019 | Recorded document | Grant Deed |           |                    |        |
| Dec 10, 2018 | Recorded document | Grant Deed |           |                    |        |
| Aug 21, 2018 | Non-arms-length   | Grant Deed | \$59,200  |                    |        |
| Jan 28, 2010 | Financing         | Mortgage   |           |                    | \$119K |
| Jan 25, 2008 | Financing         | Mortgage   |           |                    | \$118K |
| Jul 14, 2006 | Financing         | Grant Deed |           |                    | \$15K  |
| Jul 14, 2006 | Financing         | Mortgage   |           |                    | \$82K  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.9 mi   |
| Northwest Primary School | Elementary | PK–2   | 0.9 mi   |
| Rutland High School      | High       | 9–12   | 1.9 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> |
|-----------|-----------------------|