

Residential (General/Single)

RESIDENTIAL

85 BAXTER ST

RUTLAND, VT 05701

\$92,804 TopHap Estimate · confidence 71 · as of Jun 23, 2026



0.16 ac
LOT SIZE

VALUATION

\$93K

\$66K low

\$120K high

Last Sale

\$92,600 · May 8, 2026

Est. Owner Equity

\$92,804

TAX & ASSESSMENT

Assessed Value **\$92,600**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.16
Pool	No

CLIMATE RISK

35
FLOOD

3
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2025	Resale	Deed	\$92,600		
Jul 27, 2022	Financing	Intrafamily Transfer			
Nov 2, 2016	Recorded document	Grant Deed			
Nov 17, 2011	Financing	Mortgage			\$21K
Dec 31, 2009	Financing	Grant Deed			\$84K
Dec 31, 2009	Resale	Grant Deed	\$72,000		
Dec 31, 2009	Resale	Grant Deed	\$72,000		
Apr 14, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.2 mi
Rutland Middle School	Middle	7–8	0.3 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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