

Single Family Residence

RESIDENTIAL

317 BLUE RIDGE DR

RUTLAND, VT 05701

\$454,752 TopHap Estimate · \$157 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,903 ft²

LIVING AREA

0.54 ac

LOT SIZE

2002

YEAR BUILT

9

ROOMS

VALUATION

\$455K

\$416K low

\$494K high

Last Sale

\$325,000 · Apr 4, 2008

Est. Owner Equity

\$454,752

TAX & ASSESSMENT

Property Tax	\$5,469 (2023)
Assessed Value	\$293,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	RUTLAND
Lot (acres)	0.54
Roof	Shingle
Heating	Steam
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

4
WILDFIRE

57
HEAT

91
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2017	Quitclaim	Quit Claim Transfer			
Apr 4, 2008	Resale	Grant Deed	\$325,000	\$112	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	0.4 mi

District: Rutland Town 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	Owner occupied
-----------	----------------