

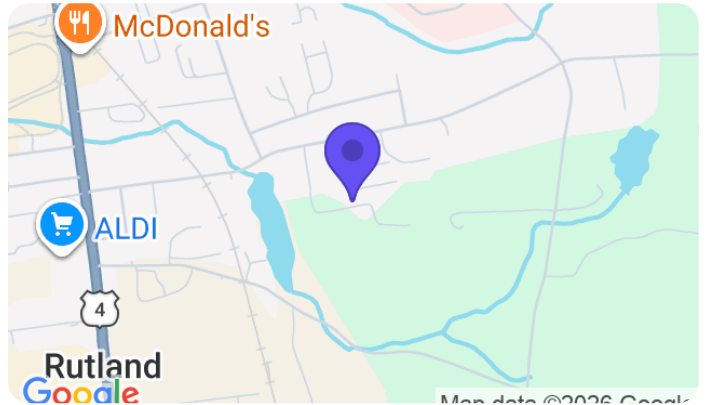
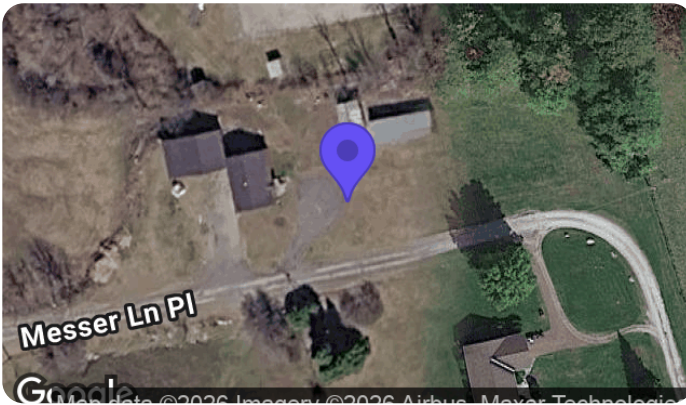
Single Family Residence

**RESIDENTIAL**

# 195 MESSER LANE PL

RUTLAND, VT 05701

**\$196,817** TopHap Estimate · \$241 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**816 ft<sup>2</sup>**  
LIVING AREA

**1.4 ac**  
LOT SIZE

**1972**  
YEAR BUILT

**4**  
ROOMS

## VALUATION

**\$197K**

\$179K low

\$214K high

Last Sale

**\$122,500 · Aug 15, 2024**

Est. Owner Equity

**\$196,817**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$2,462 (2023) |
| Assessed Value | \$132,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RUTLAND                 |
| Lot (acres)   | 1.40                    |
| Roof          | Shingle                 |
| Heating       | Baseboard               |
| Pool          | No                      |

Deck

## CLIMATE RISK

**1**  
FLOOD

**3**  
WILDFIRE

**58**  
HEAT

**88**  
STORM

**12**  
DROUGHT

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

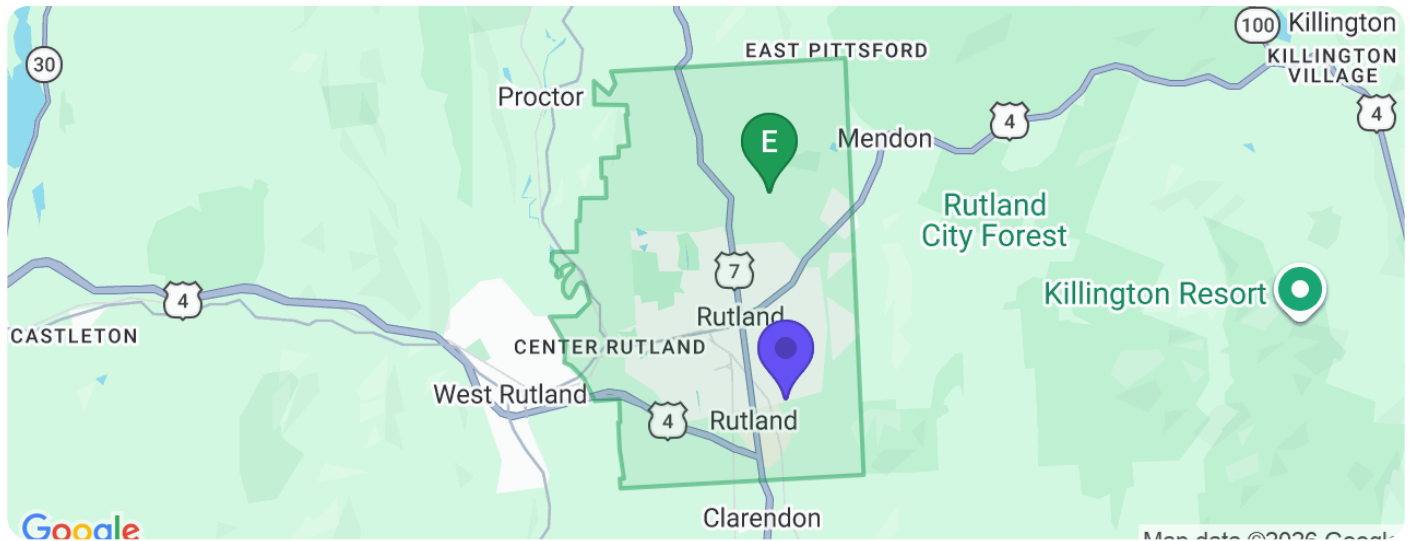
## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------|-----------|--------------------|------|
| Apr 16, 2024 | Non-arms-length   | Deed                | \$122,500 | \$150              |      |
| Sep 13, 2017 | Non-arms-length   | Grant Deed          | \$95,000  | \$116              |      |
| Apr 3, 2009  | Quitclaim         | Quit Claim Transfer |           |                    |      |
| Aug 1, 2008  | Recorded document | Grant Deed          | \$1       | \$0                |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 3.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|