

Residential (General/Single)

**RESIDENTIAL**

# 75 FOREST ST

RUTLAND, VT 05701

**\$209,680** TopHap Estimate · confidence 70 · as of Jun 23, 2026



**0.28 ac**  
LOT SIZE

## VALUATION

**\$210K**

\$147K low

\$273K high

Last Sale

**\$31,000 · Feb 11, 2016**

Est. Owner Equity

**\$209,680**

## TAX & ASSESSMENT

Assessed Value **\$114,700**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.28                         |
| 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   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| Feb 11, 2016 | Resale            | Grant Deed | \$31,000  |                    |        |
| Sep 30, 2015 | Recorded document | Grant Deed |           |                    |        |
| Jun 8, 2015  | Non-arms-length   | Grant Deed | \$104,500 |                    |        |
| Sep 4, 2012  | Recorded document | Grant Deed | \$1       |                    |        |
| Nov 27, 2007 | Financing         | Mortgage   |           |                    | \$130K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.8 mi   |
| Northwest Primary School | Elementary | PK–2   | 0.8 mi   |
| Rutland High School      | High       | 9–12   | 1.8 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> |
|-----------|-----------------------|