

Single Family Residence **RESIDENTIAL**

# 18 HOPKINS ST

RUTLAND, VT 05701

**\$301,373** TopHap Estimate · \$89 / ft<sup>2</sup> · confidence 69 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**3,381 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1990**

YEAR BUILT

**7**

ROOMS

## VALUATION

**\$301K**

\$208K low

\$395K high

Last Sale

**\$182,500 · Jan 10, 2024**

Est. Owner Equity

**\$301,373**

## TAX & ASSESSMENT

Assessed Value **\$137,600**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RUTLAND                 |
| Lot (acres)   | 0.52                    |
| Roof          | Composition Shingle     |
| Heating       | Steam                   |
| Pool          | No                      |

## CLIMATE RISK

**25**  
FLOOD

**2**  
WILDFIRE

**59**  
HEAT

**86**  
STORM

**12**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------------------------------|-----------|--------------------|------|
| Jan 5, 2024 | Resale    | Quit Claim Arm'S Length For Ne States | \$182,500 | \$54               |      |
| Oct 7, 2022 | Financing | Intrafamily Transfer                  |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.9 mi   |
| Northeast Primary School | Elementary | PK–2   | 1.3 mi   |
| Rutland High School      | High       | 9–12   | 1.5 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>Owner occupied</b> |
|-----------|-----------------------|