

Single Family Residence **RESIDENTIAL**

8 ORCHARD DR

RUTLAND, VT 05701

\$425,392 TopHap Estimate · confidence 83 · as of Jul 14, 2026



0.63 ac
LOT SIZE

VALUATION

\$425K

\$353K low

\$498K high

Last Sale

\$375,000 · Aug 18, 2004

Est. Owner Equity

\$97,642

Loan-to-Value

98%

TAX & ASSESSMENT

Assessed Value **\$189,700**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.63
Pool	No

CLIMATE RISK

1
FLOOD

3
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 ²	LOAN
May 25, 2010	Financing	Mortgage			\$328K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.6 mi
Rutland Middle School	Middle	7–8	0.6 mi
Rutland High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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