

Residential (General/Single)

RESIDENTIAL

80 RIVER ST

RUTLAND, VT 05701

\$102,140 TopHap Estimate · confidence 75 · as of Jul 14, 2026



0.1 ac
LOT SIZE

VALUATION

\$102K

\$76K low

\$128K high

Last Sale

\$71,500 · May 17, 2023

Est. Owner Equity

\$102,140

TAX & ASSESSMENT

Assessed Value **\$85,300**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.10
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 ²	LOAN
May 17, 2023	Resale	Deed	\$71,500		
Dec 2, 2010	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.4 mi
Rutland High School	High	9–12	1.7 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------