

Single Family Residence **RESIDENTIAL**

# 71 CAMPBELL RD

RUTLAND, VT 05701

**\$279,487** TopHap Estimate · \$196 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,428 ft<sup>2</sup>**

LIVING AREA

**0.67 ac**

LOT SIZE

**1875**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$279K**

\$260K low

\$299K high

Last Sale

**\$275,000 · Nov 13, 2025**

Est. Owner Equity

**\$279,487**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$2,494 (2023) |
| Assessed Value | \$134,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 0.67                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

29  
FLOOD

6  
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 |
|--------------|-------------------|------------|-----------|--------------------|------|
| Nov 5, 2025  | Resale            | Deed       | \$275,000 | \$193              |      |
| Aug 23, 2019 | Resale            | Grant Deed | \$174,900 | \$122              |      |
| Jan 29, 2014 | Recorded document | Grant Deed |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 3.6 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>108</div> <div>CRIME INDEX</div> | <div>80</div> <div>AIR POLLUTION</div> | <div>20,036</div> <div>POPULATION</div> | <div>\$61K</div> <div>MEDIAN IN-COME</div> | <div>42°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|