

Residential (General/Single) **RESIDENTIAL**

90 FOREST ST

RUTLAND, VT 05701

\$221,801 TopHap Estimate · confidence 78 · as of Jun 23, 2026



0.26 ac
LOT SIZE

VALUATION

\$222K

\$173K low

\$271K high

Last Sale

\$45,000 · Mar 23, 2017

Est. Owner Equity

\$106,301

Loan-to-Value

52%

TAX & ASSESSMENT

Assessed Value **\$118,400**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.26
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
Mar 23, 2017	Non-arms-length	Grant Deed	\$45,000		
Sep 22, 2016	Non-arms-length	Grant Deed	\$163,100		
Feb 11, 2008	Financing	Mortgage			\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northwest Primary School	Elementary	PK–2	0.9 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

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	Absentee owner
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