

Residential (General/Single) **RESIDENTIAL**

161 SPRUCE ST
RUTLAND, VT 05701

\$88,143 TopHap Estimate · confidence 68 · as of Jul 14, 2026



0.27 ac
LOT SIZE

VALUATION

\$88K

\$60K low

\$117K high

Last Sale	\$68,000 · Jun 21, 2010
Est. Owner Equity	\$0
Loan-to-Value	93%

TAX & ASSESSMENT

Assessed Value **\$40,200**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.27
Pool	No

CLIMATE RISK

1
FLOOD

0
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
Jun 23, 2009	Recorded document	Grant Deed			
May 30, 2008	Financing	Mortgage			\$943
Aug 3, 2007	Financing	Mortgage			\$25K
Jan 3, 2007	Financing	Mortgage			\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	1.0 mi
Northeast Primary School	Elementary	PK–2	1.6 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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