

Residential (General/Single)

**RESIDENTIAL**

# 73 FIELD AVE

RUTLAND, VT 05701

**\$229,272** TopHap Estimate · confidence 92 · as of Jul 14, 2026



**0.48 ac**  
LOT SIZE

## VALUATION

**\$229K**

\$211K low

\$247K high

Last Sale

**\$131,500 · Jun 12, 2018**

Est. Owner Equity

**\$229,272**

## TAX & ASSESSMENT

Assessed Value **\$104,500**

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | <b>Residential (General/Single)</b> |
| County        | <b>RUTLAND</b>                      |
| Lot (acres)   | <b>0.48</b>                         |
| Pool          | <b>No</b>                           |

## CLIMATE RISK

**1**  
FLOOD

**4**  
WILDFIRE

**59**  
HEAT

**88**  
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 |
|---------------------|-----------------|------------|-----------|--------------------|------|
| <b>Jun 12, 2018</b> | Resale          | Grant Deed | \$131,500 |                    |      |
| <b>Nov 8, 2017</b>  | Non-arms-length | Grant Deed | \$55,000  |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Rutland Middle School</b>    | Middle     | 7–8    | 0.9 mi   |
| <b>Northwest Primary School</b> | Elementary | PK–2   | 1.1 mi   |
| <b>Rutland High School</b>      | 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|