

Residential (General/Single) **RESIDENTIAL**

# 149 FOREST ST

RUTLAND, VT 05701

**\$179,284** TopHap Estimate · confidence 79 · as of Jul 14, 2026



**0.35 ac**  
LOT SIZE

## VALUATION

**\$179K**

\$141K low

\$217K high

Est. Owner Equity

**\$179,284**

## TAX & ASSESSMENT

Assessed Value

**\$109,700**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.35                         |
| Pool          | No                           |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 37<br>FLOOD | 2<br>WILDFIRE | 59<br>HEAT | 86<br>STORM | 12<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|----------------------|-------|--------------------|------|
| Jul 6, 2023 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 1.1 mi   |
| Northwest Primary School | Elementary | PK–2   | 1.1 mi   |
| Rutland High School      | High       | 9–12   | 2.0 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|