

Residential (General/Single)

**RESIDENTIAL**

# 46 PROSPECT ST

RUTLAND, VT 05701

**\$170,213** TopHap Estimate · confidence 74 · as of Jun 23, 2026



**0.17 ac**  
LOT SIZE

## VALUATION

**\$170K**

\$126K low

\$214K high

Last Sale

**\$45,000 · Jun 22, 2017**

Est. Owner Equity

**\$170,213**

## TAX & ASSESSMENT

Assessed Value **\$83,600**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.17                         |
| 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 <sup>2</sup> | LOAN |
|--------------|-------------------|----------------------|----------|--------------------|------|
| Aug 20, 2024 | Financing         | Intrafamily Transfer |          |                    |      |
| Jun 22, 2017 | Resale            | Grant Deed           | \$45,000 |                    |      |
| May 30, 2017 | Recorded document | Grant Deed           |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.6 mi   |
| Northeast Primary School | Elementary | PK–2   | 1.1 mi   |
| Rutland High School      | High       | 9–12   | 1.4 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 | Absentee owner |
|-----------|----------------|