

Residential (General/Single)

RESIDENTIAL

# 554 PROSPECT HILL RD

RUTLAND, VT 05701

**\$248,842** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 75 · as of Jul 14, 2026

**2**

BEDS

**2**

BATHS

**1,224 ft<sup>2</sup>**

LIVING AREA

**41.4 ac**

LOT SIZE

**2004**

YEAR BUILT

**4**

ROOMS

## VALUATION

**\$249K**

\$187K low

\$311K high

Last Sale

\$45,000 · Sep 8, 2022

Est. Owner Equity

\$248,842

## TAX & ASSESSMENT

Property Tax

\$6,126 (2023)

Assessed Value

\$329,200

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| Style         | Contemporary                 |
| County        | RUTLAND                      |
| Lot (acres)   | 41.40                        |
| Roof          | Shingle                      |
| Heating       | Radiant                      |
| Fireplace     | Yes                          |
| Pool          | No                           |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 47<br>FLOOD | 4<br>WILDFIRE | 59<br>HEAT | 88<br>STORM | 12<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE    | \$/FT² | LOAN |
|-------------|--------|------|----------|--------|------|
| Sep 2, 2022 | Resale | Deed | \$45,000 | \$37   |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 1.1 mi   |

District: Rutland Town 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> |
|-----------|-----------------------|