

Single Family Residence

RESIDENTIAL

86 FOREST ST

RUTLAND, VT 05701

\$247,376 TopHap Estimate · confidence 87 · as of Jul 14, 2026



0.28 ac
LOT SIZE

VALUATION

\$247K

\$215K low

\$280K high

Last Sale

\$180,000 · Apr 25, 2022

Est. Owner Equity

\$247,376

TAX & ASSESSMENT

Assessed Value **\$146,900**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.28
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 ²	LOAN
Apr 25, 2022	Resale	Deed	\$180,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northwest Primary School	Elementary	PK–2	0.8 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------