

Single Family Residence **RESIDENTIAL**

71 FARNHAM LN

RUTLAND, VT 05701

\$348,556 TopHap Estimate · \$288 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,212 ft²

LIVING AREA

0.69 ac

LOT SIZE

1973

YEAR BUILT

5

ROOMS

2

PARKING

VALUATION

\$349K

\$301K low

\$396K high

Est. Owner Equity

\$348,556

TAX & ASSESSMENT

Property Tax	\$3,501 (2023)
Assessed Value	\$188,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	RUTLAND
Lot (acres)	0.69
Roof	Shingle
Heating	Steam
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

10
FLOOD

4
WILDFIRE

58
HEAT

89
STORM

12
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.5 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

108 CRIME INDEX	80 AIR POLLUTION	20,036 POPULATION	\$61K MEDIAN IN-COME	42°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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