

Residential (General/Single) **RESIDENTIAL**

90 FRANKLIN ST

RUTLAND, VT 05701

\$156,308 TopHap Estimate · confidence 77 · as of Jul 14, 2026



0.26 ac
LOT SIZE

VALUATION

\$156K

\$121K low

\$192K high

Last Sale

\$25,475 · Dec 13, 2024

Est. Owner Equity

\$156,308

TAX & ASSESSMENT

Assessed Value **\$101,900**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.26
Pool	No

CLIMATE RISK

10
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
Jun 25, 2024	Quitclaim	Quit Claim Transfer	\$25,475		
Feb 14, 2024	Financing	Intrafamily Transfer			
Aug 28, 2023	Quitclaim	Quit Claim Transfer	\$25,475		
Jun 25, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.7 mi
Northwest Primary School	Elementary	PK–2	0.8 mi
Rutland High School	High	9–12	1.7 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	Absentee owner
-----------	----------------