

Residential - Vacant Land

RESIDENTIAL

2650 COLD RIVER RD

RUTLAND, VT 05701



9.72 ac

LOT SIZE

VALUATION

Last Sale

\$71,700 · Jun 24, 2024

TAX & ASSESSMENT

Property Tax	\$1,334 (2023)
Assessed Value	\$71,500
Previous Assessed	\$71,700

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	RUTLAND
Lot (acres)	9.72

Pool

No

CLIMATE RISK

1

FLOOD

7

WILDFIRE

58

HEAT

88

STORM

12

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2023	Non-arms-length	Deed	\$71,700		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	3.5 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

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

OWNERSHIP

Occupancy

Absentee owner