

Residential (General/Single) **RESIDENTIAL**

9 ROYCE ST

RUTLAND, VT 05701

\$277,906 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.24 ac
LOT SIZE

VALUATION

\$278K

\$229K low

\$327K high

Last Sale

\$6,000 · Oct 16, 2003

Est. Owner Equity

\$277,906

TAX & ASSESSMENT

Assessed Value **\$185,900**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.24
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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.2 mi
Rutland High School	High	9–12	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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