

Residential (General/Single) **RESIDENTIAL**

# 20 ROYCE ST

RUTLAND, VT 05701

**\$369,134** TopHap Estimate · confidence 87 · as of Jun 23, 2026



**0.3 ac**  
LOT SIZE

## VALUATION

**\$369K**

\$321K low

\$417K high

Last Sale

**\$134,000 · Mar 12, 2021**

Est. Owner Equity

**\$369,134**

## TAX & ASSESSMENT

Assessed Value **\$181,300**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| Style         | Triplex                      |
| County        | RUTLAND                      |
| Lot (acres)   | 0.30                         |
| 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 <sup>2</sup> | LOAN |
|--------------|--------|------|-----------|--------------------|------|
| Mar 12, 2021 | Resale | Deed | \$134,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.8 mi   |
| Northeast Primary School | Elementary | PK–2   | 1.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>20,036</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|