

Single Family Residence

RESIDENTIAL

49 FORREST WAY

RUTLAND, VT 05701

\$222,638 TopHap Estimate · \$168 / ft² · confidence 78 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,329 ft²

LIVING AREA

1.19 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$223K

\$174K low

\$272K high

Est. Owner Equity

\$222,638

TAX & ASSESSMENT

Property Tax	\$2,002 (2023)
Assessed Value	\$107,600

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	1.19
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

10
FLOOD

4
WILDFIRE

57
HEAT

91
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 8, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	1.0 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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