

Residential (General/Single)

RESIDENTIAL

109 FOREST ST

RUTLAND, VT 05701

\$174,334 TopHap Estimate · confidence 73 · as of Jul 14, 2026



0.22 ac
LOT SIZE

VALUATION

\$174K

\$128K low

\$221K high

Last Sale

\$35,000 · Jul 18, 2018

Est. Owner Equity

\$174,334

TAX & ASSESSMENT

Assessed Value **\$100,900**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.22
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 ²	LOAN
Aug 23, 2018	Recorded document	Grant Deed			
Jul 18, 2018	Non-arms-length	Grant Deed	\$35,000		
Nov 30, 2017	Recorded document	Grant Deed			
Nov 20, 2009	Financing	Mortgage			\$1
Nov 16, 2009	Resale	Grant Deed	\$92,500		
Apr 16, 2009	Resale	Grant Deed	\$70,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.9 mi
Northwest Primary School	Elementary	PK–2	1.0 mi
Rutland High School	High	9–12	1.9 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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