

Residential (General/Single)

RESIDENTIAL

48 FOREST ST

RUTLAND, VT 05701

\$262,899 TopHap Estimate · confidence 91 · as of Jul 14, 2026



3,049 ft²
LOT SIZE

VALUATION

\$263K

\$240K low

\$286K high

Last Sale

\$322,000 · Jan 2, 2026

Est. Owner Equity

\$262,899

TAX & ASSESSMENT

Assessed Value **\$198,900**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.07
Pool	No

CLIMATE RISK

35
FLOOD

2
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2025	Financing	Correction Deed			
Dec 30, 2025	Resale	Deed	\$322,000		
Mar 29, 2023	Resale	Deed	\$240,000		
Jul 9, 2018	Resale	Grant Deed	\$120,000		
Feb 26, 2008	Financing	Grant Deed			\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.6 mi
Northwest Primary School	Elementary	PK–2	0.7 mi
Rutland High School	High	9–12	1.7 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Absentee owner
-----------	----------------