

Residential (General/Single)

**RESIDENTIAL**

# 118 SOUTH ST

RUTLAND, VT 05701

**\$280,762** TopHap Estimate · confidence 83 · as of Jun 23, 2026



**0.12 ac**  
LOT SIZE

## VALUATION

**\$281K**

\$233K low

\$328K high

Last Sale

**\$168,000 · Apr 26, 2007**

Est. Owner Equity

**\$112,762**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

Assessed Value **\$126,000**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.12                         |
| 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   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Jan 21, 2019 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Apr 26, 2007 | Financing | Grant Deed          |       |                    | \$134K |
| Apr 26, 2007 | Financing | Grant Deed          |       |                    | \$34K  |
| May 30, 2006 | Financing | Grant Deed          |       |                    | \$160K |
| May 30, 2006 | Financing | Grant Deed          |       |                    | \$29K  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.9 mi   |
| Northwest Primary School | Elementary | PK–2   | 0.9 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|