

Residential (General/Single) **RESIDENTIAL**

# 431 WEST ST

RUTLAND, VT 05701

**\$118,984** TopHap Estimate · confidence 67 · as of Jul 14, 2026



**3,920 ft<sup>2</sup>**  
LOT SIZE

## VALUATION

**\$119K**

\$80K low

\$158K high

Last Sale

**\$75,000 · Aug 16, 2006**

Est. Owner Equity

**\$9,801**

Loan-to-Value

**104%**

## TAX & ASSESSMENT

|                   |          |
|-------------------|----------|
| Assessed Value    | \$76,900 |
| Previous Assessed | \$63,300 |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.09                         |
| Pool          | No                           |

## CLIMATE RISK

**10**  
FLOOD

**3**  
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   |
|--------------|-----------|------------|-------|--------------------|--------|
| Jun 13, 2008 | Financing | Grant Deed |       |                    | \$109K |
| Sep 21, 2006 | Financing | Grant Deed |       |                    | \$68K  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Northwest Primary School | Elementary | PK–2   | 0.8 mi   |
| Rutland Middle School    | Middle     | 7–8    | 1.2 mi   |
| Rutland High School      | High       | 9–12   | 2.5 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> |
|-----------|-----------------------|