

Residential (General/Single) **RESIDENTIAL**

38 FOREST ST

RUTLAND, VT 05701

\$97,234 TopHap Estimate · confidence 68 · as of Jul 14, 2026



3,049 ft²
LOT SIZE

VALUATION

\$97K

\$66K low

\$129K high

Last Sale

\$12,000 · Mar 28, 2019

Est. Owner Equity

\$7,934

Loan-to-Value

90%

TAX & ASSESSMENT

Assessed Value **\$71,200**

PROPERTY FACTS

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

CLIMATE RISK

45
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
Mar 28, 2019	Non-arms-length	Grant Deed	\$12,000		
Feb 28, 2007	Financing	Grant Deed			\$89K

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

OWNERSHIP

Occupancy	Absentee owner
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