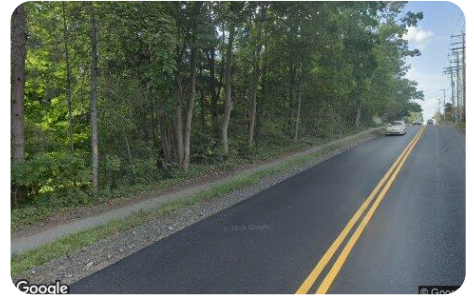


Single Family Residence **RESIDENTIAL**

# 31 PIEDMONT DR

RUTLAND, VT 05701

**\$331,771** TopHap Estimate · confidence 80 · as of Jul 14, 2026



**0.58 ac**  
LOT SIZE

## VALUATION

**\$332K**

\$265K low

\$399K high

Est. Owner Equity

**\$236,771**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

Assessed Value **\$193,100**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 0.58                    |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**3**  
WILDFIRE

**58**  
HEAT

**89**  
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  |
|--------------|-----------|------------|-------|--------------------|-------|
| Apr 13, 2011 | Financing | Grant Deed |       |                    | \$95K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland High School      | High       | 9–12   | 0.4 mi   |
| Northeast Primary School | Elementary | PK–2   | 0.5 mi   |
| Rutland Middle School    | Middle     | 7–8    | 1.2 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> |
|-----------|-----------------------|