

Residential (General/Single)

**RESIDENTIAL**

# 122 FOREST ST

RUTLAND, VT 05701

**\$217,187** TopHap Estimate · confidence 80 · as of Jul 14, 2026



**0.24 ac**  
LOT SIZE

## VALUATION

**\$217K**

\$173K low

\$262K high

Last Sale

**\$210,000 · Mar 31, 2025**

Est. Owner Equity

**\$217,187**

## TAX & ASSESSMENT

|                   |           |
|-------------------|-----------|
| Assessed Value    | \$104,500 |
| Previous Assessed | \$81,500  |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.24                         |
| Pool          | No                           |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 3<br>WILDFIRE | 59<br>HEAT | 86<br>STORM | 12<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|------------|-----------|--------------------|-------|
| Mar 27, 2025 | Resale            | Deed       | \$210,000 |                    |       |
| Dec 16, 2022 | Resale            | Deed       | \$173,000 |                    |       |
| Aug 6, 2021  | Resale            | Deed       | \$149,900 |                    |       |
| Jun 28, 2010 | Financing         | Grant Deed |           |                    | \$6K  |
| Apr 22, 2010 | Financing         | Grant Deed |           |                    | \$25K |
| Aug 25, 2009 | Recorded document | Grant Deed |           |                    |       |
| Aug 9, 2009  | Resale            | Grant Deed | \$20,000  |                    |       |
| Apr 29, 2009 | Recorded document | Grant Deed |           |                    |       |
| Feb 10, 2006 | Financing         | Grant Deed |           |                    | \$81K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 1.0 mi   |
| Northwest Primary School | Elementary | PK–2   | 1.0 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>108</div> <div>CRIME INDEX</div> | <div>80</div> <div>AIR POLLUTION</div> | <div>20,036</div> <div>POPULATION</div> | <div>\$61K</div> <div>MEDIAN IN-COME</div> | <div>42°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|