

Residential (General/Single)

RESIDENTIAL

8 SPELLMAN TER

RUTLAND, VT 05701

\$199,225 TopHap Estimate · confidence 79 · as of Jul 14, 2026



3,049 ft²
LOT SIZE

VALUATION

\$199K

\$157K low

\$242K high

Est. Owner Equity

\$199,225

TAX & ASSESSMENT

Assessed Value

\$153,500

Previous Assessed

\$140,700

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	2 WILDFIRE	59 HEAT	86 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 2026	Financing	Distress Sale			
Feb 17, 2023	Resale	Deed	\$170,519		
Dec 6, 2007	Financing	Grant Deed			\$20K
Jan 27, 2006	Financing	Grant Deed			\$8K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.0 mi
Rutland High School	High	9–12	1.1 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	Owner occupied
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