

Single Family Residence **RESIDENTIAL**

## 286 RUSTICS RD

CASTLETON, VT 05735

**\$735,588** TopHap Estimate · \$469 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2**

BEDS

**3**

BATHS

**1,568 ft<sup>2</sup>**

LIVING AREA

**0.6 ac**

LOT SIZE

**1961**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$736K**

\$656K low

\$815K high

Last Sale

**\$721,000 · Jun 2, 2025**

Est. Owner Equity

**\$735,588**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,923 (2024) |
| Assessed Value    | \$798,400      |
| Previous Assessed | \$391,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | RUTLAND                          |
| Lot (acres)   | 0.60                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Basement                 |
| Pool          | No                               |

Elevator

## CLIMATE RISK

1  
FLOOD

9  
WILDFIRE

60  
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 |
|--------------|--------|------|-----------|--------------------|------|
| Oct 24, 2022 | Resale | Deed | \$721,000 | \$460              |      |
| Aug 13, 2024 | Resale | Deed | \$924,900 | \$590              |      |
| Oct 24, 2022 | Resale | Deed | \$721,000 | \$460              |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Castleton Elementary School  | Elementary | PK–5   | 3.8 mi   |
| Castleton Village School     | Middle     | 6–8    | 4.3 mi   |
| Fair Haven Union High School | High       | 9–12   | 6.1 mi   |

District: Slate Valley Unified Union 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 05735

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>4,686</b><br>POPULATION | <b>\$51K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|