

Residential (General/Single)

RESIDENTIAL

45 BAXTER ST

RUTLAND, VT 05701

\$182,407 TopHap Estimate · confidence 79 · as of Jul 14, 2026



0.16 ac
LOT SIZE

VALUATION

\$182K

\$144K low

\$221K high

Est. Owner Equity

\$122,407

Loan-to-Value

36%

TAX & ASSESSMENT

Assessed Value **\$115,700**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.16
Pool	No

CLIMATE RISK

72
FLOOD

3
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2008	Financing	Grant Deed			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.3 mi
Rutland Middle School	Middle	7–8	0.4 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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