

Residential (General/Single)

RESIDENTIAL

21 GRANDVIEW TER

RUTLAND, VT 05701

\$364,226 TopHap Estimate · confidence 87 · as of Jul 14, 2026



0.45 ac
LOT SIZE

VALUATION

\$364K

\$317K low

\$411K high

Last Sale

\$268,500 · Oct 30, 2020

Est. Owner Equity

\$364,226

TAX & ASSESSMENT

Assessed Value **\$211,200**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.45
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 ²	LOAN
Oct 30, 2020	Resale	Grant Deed	\$268,500		
Jun 29, 2018	Resale	Grant Deed	\$275,000		
Aug 10, 2006	Financing	Grant Deed			\$14K
Jun 26, 2006	Financing	Grant Deed			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland High School	High	9–12	0.5 mi
Northeast Primary School	Elementary	PK–2	0.8 mi
Rutland Middle School	Middle	7–8	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	Owner occupied
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