

Single Family Residence **RESIDENTIAL**

9 HOWARD AVE

RUTLAND, VT 05701

\$284,910 TopHap Estimate · confidence 95 · as of Jul 14, 2026



0.2 ac
LOT SIZE

VALUATION

\$285K

\$270K low

\$300K high

Last Sale

\$255,000 · Nov 16, 2021

Est. Owner Equity

\$284,910

TAX & ASSESSMENT

Assessed Value **\$138,500**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.20
Pool	No

CLIMATE RISK

1
FLOOD

4
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
Nov 16, 2021	Resale	Deed	\$255,000		
Jul 22, 2011	Financing	Grant Deed			\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northeast Primary School	Elementary	PK–2	0.5 mi
Rutland High School	High	9–12	0.7 mi
Rutland Middle School	Middle	7–8	0.9 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

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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