

Residential (General/Single) **RESIDENTIAL**

2 BROOKVIEW LN

RUTLAND, VT 05701

\$456,998 TopHap Estimate · confidence 91 · as of Jul 14, 2026



0.33 ac
LOT SIZE

VALUATION

\$457K

\$417K low

\$497K high

Est. Owner Equity

\$283,998

Loan-to-Value

35%

TAX & ASSESSMENT

Assessed Value **\$249,900**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.33
Pool	No

CLIMATE RISK

65
FLOOD

6
WILDFIRE

58
HEAT

89
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2020	Quitclaim	Quit Claim Transfer			
Apr 19, 2012	Financing	Mortgage			\$173K
Jun 27, 2008	Resale	Grant Deed	\$299,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland High School	High	9–12	0.7 mi
Northeast Primary School	Elementary	PK–2	0.7 mi
Rutland Middle School	Middle	7–8	1.2 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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