

Single Family Residence

RESIDENTIAL

45 HAZEL ST

RUTLAND, VT 05701

\$225,808 TopHap Estimate · confidence 86 · as of Jul 14, 2026



0.21 ac
LOT SIZE

VALUATION

\$226K

\$195K low

\$256K high

Last Sale

\$146,000 · Apr 24, 2020

Est. Owner Equity

\$225,808

TAX & ASSESSMENT

Assessed Value **\$118,800**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.21
Pool	No

CLIMATE RISK

1
FLOOD

3
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2020	Resale	Grant Deed	\$146,000		
Aug 31, 2018	Recorded document	Grant Deed			
May 22, 2015	Resale	Grant Deed	\$118,000		
Aug 15, 2008	Financing	Grant Deed			\$15K
Jun 2, 2008	Financing	Grant Deed			\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.3 mi
Rutland Middle School	Middle	7–8	0.8 mi
Rutland High School	High	9–12	2.1 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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