

Residential (General/Single)

RESIDENTIAL

49 FOREST ST

RUTLAND, VT 05701

\$81,702 TopHap Estimate · confidence 73 · as of Jul 14, 2026



0.15 ac
LOT SIZE

VALUATION

\$82K

\$60K low

\$104K high

Last Sale

\$80,000 · Aug 18, 2025

Est. Owner Equity

\$81,702

TAX & ASSESSMENT

Assessed Value **\$51,000**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.15
Pool	No

CLIMATE RISK

45
FLOOD

2
WILDFIRE

59
HEAT

86
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
Aug 15, 2025	Resale	Deed	\$80,000		
Aug 10, 2011	Recorded document	Grant Deed	\$1		
May 21, 2009	Financing	Mortgage			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.6 mi
Northwest Primary School	Elementary	PK–2	0.7 mi
Rutland High School	High	9–12	1.8 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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