

Single Family Residence **RESIDENTIAL**

764 VICTORIA DR

RUTLAND, VT 05701

\$409,549 TopHap Estimate · \$306 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,338 ft²

LIVING AREA

0.63 ac

LOT SIZE

1981

YEAR BUILT

6

ROOMS

VALUATION

\$410K

\$357K low

\$462K high

Last Sale

\$200,000 · Aug 6, 2009

Est. Owner Equity

\$409,549

TAX & ASSESSMENT

Property Tax	\$3,947 (2023)
Assessed Value	\$212,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	RUTLAND
Lot (acres)	0.63
Roof	Shingle
Heating	Baseboard
Pool	No

Deck

CLIMATE RISK

27
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
Aug 4, 2009	Resale	Grant Deed	\$200,000	\$149	
Feb 2, 2007	Resale	Grant Deed	\$260,000	\$194	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.6 mi

District: Rutland Town 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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