

Single Family Residence

**RESIDENTIAL**

# 17 MADISON ST

RUTLAND, VT 05701

**\$311,921** TopHap Estimate · confidence 89 · as of Jun 23, 2026



**0.23 ac**  
LOT SIZE

## VALUATION

**\$312K**

\$278K low

\$346K high

Last Sale

**\$340,000 · May 31, 2023**

Est. Owner Equity

**\$311,921**

## TAX & ASSESSMENT

Assessed Value **\$153,200**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 0.23                    |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**2**  
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 <sup>2</sup> | LOAN   |
|--------------|-----------|----------|-----------|--------------------|--------|
| May 31, 2023 | Resale    | Deed     | \$340,000 |                    |        |
| Oct 4, 2006  | Financing | Mortgage |           |                    | \$225K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland Middle School    | Middle     | 7–8    | 0.7 mi   |
| Northeast Primary School | Elementary | PK–2   | 1.1 mi   |
| Rutland High School      | High       | 9–12   | 1.3 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>108</div> <div>CRIME INDEX</div> | <div>80</div> <div>AIR POLLUTION</div> | <div>20,036</div> <div>POPULATION</div> | <div>\$61K</div> <div>MEDIAN IN-COME</div> | <div>42°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|