

Single Family Residence

RESIDENTIAL

85 HAZEL ST

RUTLAND, VT 05701

\$258,414 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.45 ac
LOT SIZE

VALUATION

\$258K

\$210K low

\$307K high

Last Sale

\$137,500 · Apr 30, 2026

Est. Owner Equity

\$258,414

TAX & ASSESSMENT

Assessed Value **\$126,000**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.45
Pool	No

CLIMATE RISK

1
FLOOD

4
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, 2026	Financing	Deed			
Apr 24, 2026	Resale	Deed	\$137,500		
Mar 29, 2007	Financing	Mortgage			\$144K
Jan 19, 2006	Financing	Mortgage			\$270K
Jan 9, 2006	Financing	Mortgage			\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.2 mi
Rutland Middle School	Middle	7–8	0.7 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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