

Single Family Residence **RESIDENTIAL**

86 BOS PL

RUTLAND, VT 05701

\$115,552 TopHap Estimate · \$95 / ft² · confidence 73 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,222 ft²

LIVING AREA

0.35 ac

LOT SIZE

1949

YEAR BUILT

6

ROOMS

VALUATION

\$116K

\$84K low

\$147K high

Est. Owner Equity

\$115,552

TAX & ASSESSMENT

Property Tax	\$1,457 (2023)
Assessed Value	\$78,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	RUTLAND
Lot (acres)	0.35
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

1
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
May 7, 2018	Non-arms-length	Grant Deed	\$30,000	\$25	
Apr 28, 2017	Recorded document	Grant Deed			
Feb 28, 2007	Resale	Grant Deed	\$32,216	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	1.5 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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