

Residential (General/Single)

**RESIDENTIAL**

## 20 GIORGETTI BLVD

RUTLAND, VT 05701

**\$434,384** TopHap Estimate · confidence 94 · as of Jul 14, 2026



**0.27 ac**  
LOT SIZE

### VALUATION

**\$434K**

\$406K low

\$462K high

Last Sale

**\$259,900 · Mar 29, 2019**

Est. Owner Equity

**\$434,384**

## TAX & ASSESSMENT

Assessed Value **\$217,200**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | RUTLAND                      |
| Lot (acres)   | 0.27                         |
| Pool          | No                           |

## CLIMATE RISK

**39**  
FLOOD

**3**  
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 <sup>2</sup> | LOAN |
|--------------|-------------------|------------|-----------|--------------------|------|
| Mar 29, 2019 | Non-arms-length   | Grant Deed | \$259,900 |                    |      |
| Mar 19, 2016 | Recorded document | Grant Deed |           |                    |      |
| Feb 12, 2016 | Resale            | Grant Deed | \$24,500  |                    |      |
| Jun 24, 2014 | Resale            | Grant Deed | \$31,000  |                    |      |
| Apr 23, 2012 | Resale            | Grant Deed | \$30,500  |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rutland High School      | High       | 9–12   | 0.6 mi   |
| Northeast Primary School | Elementary | PK–2   | 0.8 mi   |
| Rutland Middle School    | Middle     | 7–8    | 1.5 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|