

Single Family Residence **RESIDENTIAL**

98 RIVER ST

RUTLAND, VT 05701

\$142,522 TopHap Estimate · confidence 80 · as of Jun 25, 2026



0.33 ac
LOT SIZE

VALUATION

\$143K

\$113K low

\$172K high

Last Sale

\$15,000 · Aug 5, 2011

Est. Owner Equity

\$27,022

Loan-to-Value

81%

TAX & ASSESSMENT

Assessed Value **\$103,500**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.33
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 ²	LOAN
Aug 30, 2011	Financing	Mortgage			\$116K
Aug 5, 2011	Resale	Grant Deed	\$15,000		
Feb 10, 2011	Recorded document	Grant Deed	\$1		
Jul 24, 2007	Financing	Mortgage			\$16K
May 22, 2007	Financing	Mortgage			\$11K
Mar 3, 2006	Financing	Mortgage			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northwest Primary School	Elementary	PK–2	0.9 mi
Rutland High School	High	9–12	1.8 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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