

Single Family Residence **RESIDENTIAL**

32 PIEDMONT DR

RUTLAND, VT 05701

\$298,758 TopHap Estimate · confidence 87 · as of Jul 14, 2026



0.72 ac
LOT SIZE

VALUATION

\$299K

\$261K low

\$336K high

Last Sale

\$113,200 · Nov 1, 1988

Est. Owner Equity

\$154,758

Loan-to-Value

46%

TAX & ASSESSMENT

Assessed Value **\$170,000**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.72
Pool	No

CLIMATE RISK

10
FLOOD

2
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
Jul 10, 2009	Resale	Grant Deed	\$180,000		
Jul 13, 2009	Financing	Grant Deed			\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland High School	High	9–12	0.5 mi
Northeast Primary School	Elementary	PK–2	0.5 mi
Rutland Middle School	Middle	7–8	1.2 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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