

Residential (General/Single) **RESIDENTIAL**

85 DAVIS ST

RUTLAND, VT 05701

\$352,038 TopHap Estimate · confidence 82 · as of Jun 23, 2026



0.26 ac
LOT SIZE

VALUATION

\$352K

\$289K low

\$415K high

Last Sale

\$297,000 · Sep 5, 2023

Est. Owner Equity

\$352,038

TAX & ASSESSMENT

Assessed Value **\$151,500**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.26
Pool	No

CLIMATE RISK

1
FLOOD

7
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
Sep 1, 2023	Resale	Deed	\$297,000		
Apr 23, 2015	Non-arms-length	Grant Deed	\$143,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.5 mi
Northeast Primary School	Elementary	PK–2	0.5 mi
Rutland High School	High	9–12	0.9 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
-----------	----------------