

Residential (General/Single)

RESIDENTIAL

90 RIVER ST

RUTLAND, VT 05701

\$273,631 TopHap Estimate · confidence 82 · as of Jun 23, 2026



0.23 ac
LOT SIZE

VALUATION

\$274K

\$224K low

\$323K high

Last Sale

\$128,000 · Apr 29, 2022

Est. Owner Equity

\$273,631

TAX & ASSESSMENT

Assessed Value	\$122,800
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PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.23
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
Apr 29, 2022	Resale	Deed	\$128,000		
Sep 7, 2006	Financing	Mortgage			\$20K

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	Absentee owner
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