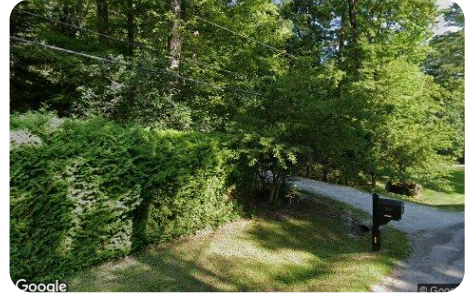


Single Family Residence **RESIDENTIAL**

269 VICTORIA DR

RUTLAND, VT 05701

\$294,487 TopHap Estimate · \$233 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,263 ft²

LIVING AREA

0.63 ac

LOT SIZE

1973

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$294K

\$268K low

\$321K high

Last Sale

\$166,000 · Nov 23, 2004

Est. Owner Equity

\$294,487

TAX & ASSESSMENT

Property Tax	\$3,218 (2023)
Assessed Value	\$172,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RUTLAND
Lot (acres)	0.63
Roof	Shingle
Heating	Steam
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1
FLOOD

4
WILDFIRE

58
HEAT

89
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.6 mi

District: Rutland Town 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
-----------	-----------------------