

Single Family Residence **RESIDENTIAL**

# 2 THOMAS ST

RUTLAND, VT 05701

**\$218,582** TopHap Estimate · confidence 91 · as of Jul 14, 2026



**0.43 ac**  
LOT SIZE

## VALUATION

**\$219K**

\$199K low

\$238K high

Last Sale

**\$129,500 · Aug 15, 2016**

Est. Owner Equity

**\$218,582**

## TAX & ASSESSMENT

Assessed Value **\$125,900**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 0.43                    |
| Pool          | No                      |

## CLIMATE RISK

**1**  
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 <sup>2</sup> | LOAN   |
|---------------------|-----------|------------|-----------|--------------------|--------|
| <b>Aug 15, 2016</b> | Resale    | Grant Deed | \$129,500 |                    |        |
| <b>Oct 18, 2011</b> | Financing | Mortgage   |           |                    | \$132K |
| <b>Oct 14, 2011</b> | Resale    | Grant Deed | \$135,900 |                    |        |
| <b>Apr 29, 2010</b> | Financing | Mortgage   |           |                    | \$59K  |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Northeast Primary School</b> | Elementary | PK–2   | 0.2 mi   |
| <b>Rutland High School</b>      | High       | 9–12   | 0.6 mi   |
| <b>Rutland Middle School</b>    | Middle     | 7–8    | 0.8 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>20,036</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|