

Single Family Residence **RESIDENTIAL**

11 ROYCE ST

RUTLAND, VT 05701

\$268,796 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.24 ac
LOT SIZE

VALUATION

\$269K

\$221K low

\$316K high

Last Sale

\$62,885 · Feb 10, 2005

Est. Owner Equity

\$68,796

Loan-to-Value

83%

TAX & ASSESSMENT

Assessed Value **\$162,300**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.24
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
Jan 21, 2009	Financing	Mortgage			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.8 mi
Northeast Primary School	Elementary	PK–2	1.2 mi
Rutland High School	High	9–12	1.4 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
-----------	-----------------------