

Single Family Residence **RESIDENTIAL**

48 BLACKBERRY RIDGE PL

RUTLAND, VT 05701

\$466,335 TopHap Estimate · \$242 / ft² · confidence 81 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,926 ft²
LIVING AREA

2 ac
LOT SIZE

1987
YEAR BUILT

8
ROOMS

VALUATION

\$466K

\$380K low

\$553K high

Last Sale

\$332,000 · Oct 16, 2006

Est. Owner Equity

\$228,335

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,244 (2023)
Assessed Value	\$281,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RUTLAND
Lot (acres)	2.00
Roof	Metal
Heating	Steam
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

59
HEAT

88
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 9, 2013	Financing	Mortgage			\$238K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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