

Single Family Residence **RESIDENTIAL**

76 WATKINS AVE

RUTLAND, VT 05701

\$273,782 TopHap Estimate · confidence 82 · as of Jul 14, 2026

0.31 ac
LOT SIZE

VALUATION

\$274K

\$226K low

\$322K high

Last Sale

\$92,700 · Jul 27, 2005

Est. Owner Equity

\$273,782

TAX & ASSESSMENT

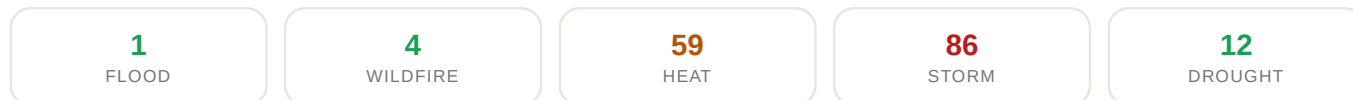
Assessed Value

\$124,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.31
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.2 mi
Rutland Middle School	Middle	7–8	0.8 mi
Rutland High School	High	9–12	2.1 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



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

OWNERSHIP

Occupancy	Owner occupied
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