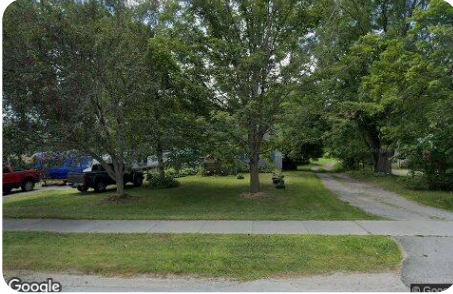


Single Family Residence **RESIDENTIAL**

165 FOREST ST

RUTLAND, VT 05701

\$149,592 TopHap Estimate · confidence 74 · as of Jul 14, 2026



0.51 ac
LOT SIZE

VALUATION

\$150K

\$110K low

\$189K high

Last Sale

\$44,500 · Feb 23, 2018

Est. Owner Equity

\$27,879

Loan-to-Value

80%

TAX & ASSESSMENT

Assessed Value **\$96,900**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	0.51
Pool	No

CLIMATE RISK

66
FLOOD

2
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2018	Non-arms-length	Grant Deed	\$44,500		
Sep 28, 2017	Recorded document	Grant Deed			
May 27, 2015	Recorded document	Grant Deed			
Apr 7, 2015	Recorded document	Grant Deed			
Oct 28, 2014	Recorded document	Grant Deed			
Sep 17, 2009	Financing	Mortgage			\$122K
Mar 26, 2008	Financing	Mortgage			\$15K
Feb 13, 2008	Financing	Mortgage			\$111K
Nov 16, 2006	Financing	Mortgage			\$106K
Mar 21, 2006	Financing	Mortgage			\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	1.2 mi
Northwest Primary School	Elementary	PK–2	1.2 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

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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