

Residential (General/Single) **RESIDENTIAL**

445 WEST ST

RUTLAND, VT 05701

\$150,685 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.5 ac
LOT SIZE

VALUATION

\$151K

\$122K low

\$179K high

Last Sale

\$31,500 · Oct 28, 2015

Est. Owner Equity

\$150,685

TAX & ASSESSMENT

Assessed Value **\$87,300**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.50
Pool	No

CLIMATE RISK

10
FLOOD

4
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
Oct 28, 2015	Resale	Grant Deed	\$31,500		
Oct 22, 2014	Non-arms-length	Grant Deed	\$49,300		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.8 mi
Rutland Middle School	Middle	7–8	1.3 mi
Rutland High School	High	9–12	2.6 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	Absentee owner
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