

Single Family Residence **RESIDENTIAL**

52 VICTORIA DR

RUTLAND, VT 05701

\$438,201 TopHap Estimate · \$290 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,512 ft²

LIVING AREA

0.74 ac

LOT SIZE

1965

YEAR BUILT

7

ROOMS

VALUATION

\$438K

\$394K low

\$483K high

Last Sale

\$435,000 · Apr 15, 2026

Est. Owner Equity

\$438,201

TAX & ASSESSMENT

Property Tax	\$3,891 (2023)
Assessed Value	\$209,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RUTLAND
Lot (acres)	0.74
Roof	Shingle
Heating	Steam
Fireplace	Yes
Pool	Yes

Deck

CLIMATE RISK

1
FLOOD

3
WILDFIRE

58
HEAT

89
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2026	Resale	Quit Claim Transfer	\$435,000	\$288	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	2.4 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------