

Residential (General/Single) **RESIDENTIAL**

72 BAXTER ST

RUTLAND, VT 05701

\$229,786 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.22 ac
LOT SIZE

VALUATION

\$230K

\$186K low

\$273K high

Last Sale

\$225,000 · Aug 5, 2025

Est. Owner Equity

\$229,786

TAX & ASSESSMENT

Assessed Value **\$129,700**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.22
Pool	No

CLIMATE RISK

10
FLOOD

3
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
Jul 30, 2025	Resale	Deed	\$225,000		
Jun 30, 2023	Financing	Intrafamily Transfer			
Sep 25, 2020	Non-arms-length	Grant Deed	\$57,500		
Jan 30, 2020	Recorded document	Grant Deed			
Nov 20, 2019	Non-arms-length	Grant Deed	\$68,880		
Apr 8, 2009	Financing	Mortgage			\$47K
Jul 26, 2006	Financing	Mortgage			\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.2 mi
Rutland Middle School	Middle	7–8	0.3 mi
Rutland High School	High	9–12	1.7 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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