

Single Family Residence **RESIDENTIAL**

94 TIMBER LN

RUTLAND, VT 05701

\$298,957 TopHap Estimate · \$225 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,330 ft²

LIVING AREA

1.1 ac

LOT SIZE

1975

YEAR BUILT

6

ROOMS

VALUATION

\$299K

\$289K low

\$309K high

Last Sale

\$182,000 · Jun 15, 2005

Est. Owner Equity

\$164,607

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,260 (2023)
Assessed Value	\$175,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RUTLAND
Lot (acres)	1.10
Roof	Shingle
Heating	Steam
Pool	No

Deck

CLIMATE RISK

21
FLOOD

4
WILDFIRE

57
HEAT

91
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 2018	Recorded document	Grant Deed			
Feb 28, 2013	Financing	Mortgage			\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Town Elementary School	Elementary	PK–8	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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