

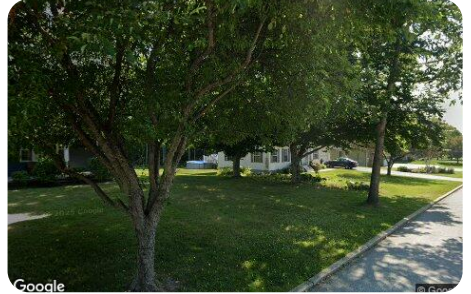
Residential (General/Single)

RESIDENTIAL

18 SONIA DR

RUTLAND, VT 05701

\$443,294 TopHap Estimate · confidence 92 · as of Jul 14, 2026



0.42 ac
LOT SIZE

VALUATION

\$443K

\$407K low

\$480K high

Last Sale

\$395,000 · Dec 2, 2022

Est. Owner Equity

\$443,294

TAX & ASSESSMENT

Assessed Value **\$213,200**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.42
Pool	No

CLIMATE RISK

1
FLOOD

4
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
Sep 25, 2024	Financing	Intrafamily Transfer			
Dec 2, 2022	Resale	Deed	\$395,000		
Dec 2, 2020	Resale	Grant Deed	\$290,000		
Aug 6, 2012	Resale	Grant Deed	\$289,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland High School	High	9–12	1.0 mi
Northeast Primary School	Elementary	PK–2	1.2 mi
Rutland Middle School	Middle	7–8	1.8 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------