

Residential (General/Single)

RESIDENTIAL

73 FOREST ST

RUTLAND, VT 05701

\$236,935 TopHap Estimate · confidence 70 · as of Jun 23, 2026



0.35 ac
LOT SIZE

VALUATION

\$237K

\$166K low

\$308K high

Last Sale

\$32,500 · Sep 14, 2015

Est. Owner Equity

\$236,935

TAX & ASSESSMENT

Assessed Value	\$128,800
Previous Assessed	\$65,500

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.35
Pool	No

CLIMATE RISK

1 FLOOD	2 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
Mar 18, 2025	Financing	Correction Deed			
Sep 14, 2015	Resale	Grant Deed	\$32,500		
Jun 2, 2015	Recorded document	Grant Deed			
Sep 4, 2012	Recorded document	Grant Deed	\$1		
Apr 19, 2007	Financing	Mortgage			\$187K
Dec 5, 2006	Financing	Mortgage			\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.7 mi
Northwest Primary School	Elementary	PK–2	0.8 mi
Rutland High School	High	9–12	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
-----------	----------------