

Single Family Residence **RESIDENTIAL**

9 UPLAND DR

RUTLAND, VT 05701

\$422,856 TopHap Estimate · confidence 78 · as of Jul 14, 2026



1.91 ac
LOT SIZE

VALUATION

\$423K

\$330K low

\$516K high

Est. Owner Equity

\$422,856

TAX & ASSESSMENT

Assessed Value **\$274,200**

Previous Assessed **\$267,900**

PROPERTY FACTS

Property Type	Single Family Residence
County	RUTLAND
Lot (acres)	1.91
Pool	No

CLIMATE RISK

1 FLOOD	6 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
Dec 20, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland High School	High	9–12	0.6 mi
Northeast Primary School	Elementary	PK–2	0.9 mi
Rutland Middle School	Middle	7–8	1.6 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	Owner occupied
-----------	-----------------------