

Single Family Residence **RESIDENTIAL**

21 HOWARD AVE

RUTLAND, VT 05701

\$274,532 TopHap Estimate · confidence 92 · as of Jul 14, 2026



0.28 ac
LOT SIZE

VALUATION

\$275K

\$253K low

\$296K high

Last Sale

\$183,200 · Aug 31, 2020

Est. Owner Equity

\$274,532

TAX & ASSESSMENT

Assessed Value **\$143,800**

PROPERTY FACTS

Property Type **Single Family Residence**
 County **RUTLAND**
 Lot (acres) **0.28**
 Pool **No**

CLIMATE RISK

1
FLOOD

5
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
Aug 31, 2020	Resale	Grant Deed	\$183,200		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northeast Primary School	Elementary	PK–2	0.5 mi
Rutland High School	High	9–12	0.6 mi
Rutland Middle School	Middle	7–8	0.9 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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