

Single Family Residence

RESIDENTIAL

397 PLEASANT HTS

WEST RUTLAND, VT 05777

\$268,635 TopHap Estimate · \$140 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,924 ft²
LIVING AREA

3.78 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

4
ROOMS

VALUATION

\$269K

\$248K low

\$289K high

Last Sale

\$255,000 · May 16, 2022

Est. Owner Equity

\$268,635

TAX & ASSESSMENT

Property Tax	\$4,884 (2024)
Assessed Value	\$180,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	RUTLAND
Lot (acres)	3.78
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

59
HEAT

88
STORM

12
DROUGHT

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

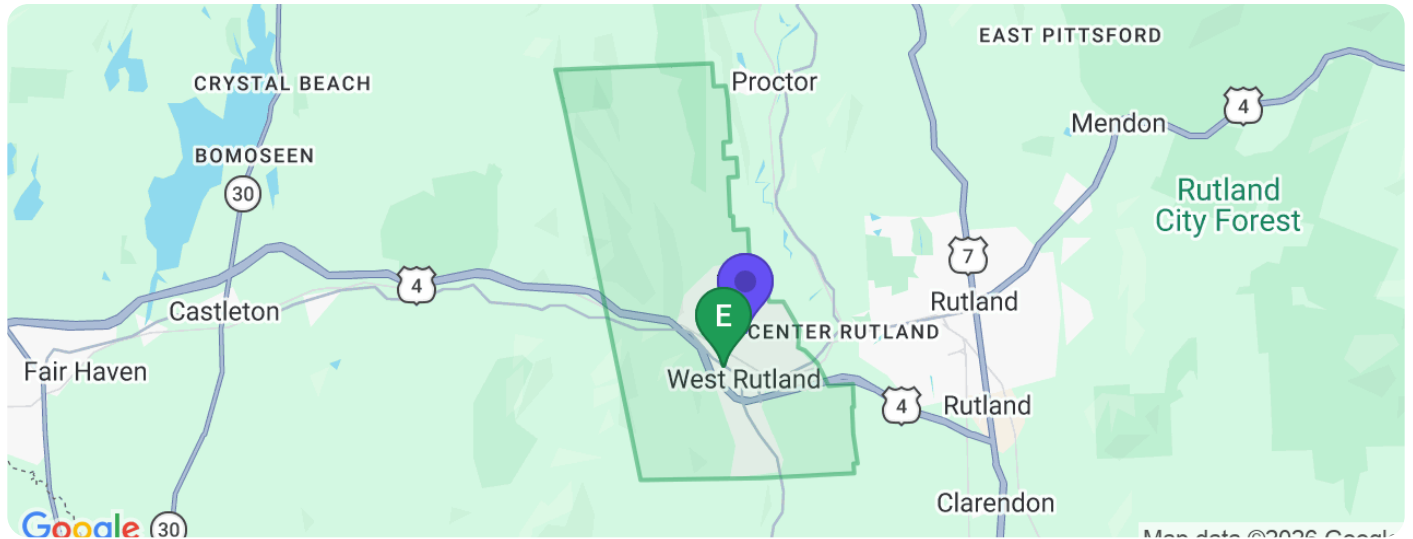
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2022	Resale	Deed	\$255,000	\$133	
Jun 29, 2015	Resale	Grant Deed	\$179,900	\$94	
Dec 29, 2011	Financing	Mortgage			\$68K
Oct 17, 2007	Financing	Mortgage			\$20K
Oct 5, 2005	Financing	Mortgage			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Rutland School	Elementary	PK–12	0.6 mi

District: Quarry Valley Unified Union 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 05777

83 CRIME INDEX	84 AIR POLLUTION	3,027 POPULATION	\$63K 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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