

Residential (General/Single)

RESIDENTIAL

87 BAXTER ST

RUTLAND, VT 05701

\$261,720 TopHap Estimate · confidence 88 · as of Jul 14, 2026



0.16 ac
LOT SIZE

VALUATION

\$262K

\$231K low

\$292K high

Last Sale

\$250,000 · Oct 4, 2024

Est. Owner Equity

\$261,720

TAX & ASSESSMENT

Assessed Value **\$121,200**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.16
Pool	No

CLIMATE RISK

35
FLOOD

3
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 30, 2024	Resale	Deed	\$250,000		
Oct 15, 2014	Resale	Grant Deed	\$96,000		
Sep 21, 2007	Financing	Mortgage			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest Primary School	Elementary	PK–2	0.2 mi
Rutland Middle School	Middle	7–8	0.3 mi
Rutland High School	High	9–12	1.7 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	Absentee owner
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