

Single Family Residence **RESIDENTIAL**

5 WINIFREDS WAY

RUTLAND, MA 01543

\$508,949 TopHap Estimate · \$317 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,608 ft²

LIVING AREA

0.34 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$509K

\$495K low

\$523K high

Last Sale

\$260,000 · Jun 25, 2007

Est. Owner Equity

\$153,949

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$6,331 (2025)

Assessed Value

\$444,600

Assessor Market Value

\$489,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2012	Financing	Mortgage			\$195K
May 31, 2011	Financing	Mortgage			\$197K
Apr 30, 2009	Financing	Mortgage			\$185K
Jun 25, 2007	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$260,000	\$162	\$160K
Oct 5, 2004	Financing	Mortgage			\$303K
Jul 28, 2003	Financing	Mortgage			\$250K
Nov 12, 2002	Financing	Mortgage			\$12K
May 10, 2002	Financing	Mortgage			\$207K
Nov 22, 2000	Resale	Grant Deed	\$224,135	\$139	\$206K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.0 mi
Central Tree Middle School	Middle	6–8	1.4 mi
Wachusett Regional High School	High	9–12	5.2 mi

District: Wachusett 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 01543

58 CRIME INDEX	103 AIR POLLUTION	9,140 POPULATION	\$139K MEDIAN IN-COME	46°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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