

Single Family Residence

**RESIDENTIAL**

# 5 HICKORY DR

RUTLAND, MA 01543

**\$518,715** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,716 ft<sup>2</sup>**  
LIVING AREA

**0.39 ac**  
LOT SIZE

**1994**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

## VALUATION

**\$519K**

\$484K low

\$553K high

Last Sale

**\$133,400 · Sep 30, 1994**

Est. Owner Equity

**\$257,715**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,071 (2025) |
| Assessed Value        | \$426,300      |
| Assessor Market Value | \$515,090      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WORCESTER               |
| Lot (acres)   | 0.39                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------|-----------|--------|--------|
| Dec 7, 2005  | Financing | Mortgage   |           |        | \$280K |
| Mar 3, 2003  | Financing | Mortgage   |           |        | \$192K |
| Nov 21, 2002 | Financing | Mortgage   |           |        | \$166K |
| Sep 25, 2001 | Financing | Mortgage   |           |        | \$165K |
| Mar 7, 2000  | Financing | Mortgage   |           |        | \$25K  |
| Nov 12, 1998 | Financing | Mortgage   |           |        | \$125K |
| Sep 30, 1994 | Resale    | Grant Deed | \$133,400 | \$78   | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Naquag Elementary School       | Elementary | KG–2   | 1.4 mi   |
| Central Tree Middle School     | Middle     | 6–8    | 1.4 mi   |
| Wachusett Regional High School | High       | 9–12   | 3.5 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>9,140</b><br>POPULATION | <b>\$139K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|