

Single Family Residence

RESIDENTIAL

# 30 MAPLE SPRING DR

RUTLAND, MA 01543

**\$295,486** TopHap Estimate · \$402 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**1**

BEDS

**1.5**

BATHS

**735 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$295K**

\$282K low

\$309K high

Last Sale

**\$130,000 · Oct 9, 2009**

Est. Owner Equity

**\$233,486**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

Property Tax

**\$3,027 (2025)**

Assessed Value

**\$212,600**

Assessor Market Value

**\$242,630**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cottage                          |
| County        | WORCESTER                        |
| Lot (acres)   | 0.34                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|-------------|--------|------|-----------|--------------------|-------|
| Oct 9, 2009 | Resale | Deed | \$130,000 | \$177              | \$62K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Central Tree Middle School     | Middle     | 6–8    | 1.8 mi   |
| Naquag Elementary School       | Elementary | KG–2   | 2.0 mi   |
| Wachusett Regional High School | High       | 9–12   | 5.0 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>Absentee owner</b> |
|-----------|-----------------------|