

Single Family Residence **RESIDENTIAL**

7 FOREST HILL DR

RUTLAND, MA 01543

\$483,180 TopHap Estimate · \$233 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,077 ft²

LIVING AREA

0.71 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$483K

\$450K low

\$517K high

Last Sale

\$256,500 · Oct 3, 2016

Est. Owner Equity

\$234,375

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,022 (2025)
Assessed Value	\$352,700
Assessor Market Value	\$583,015

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	0.71
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2016	Quitclaim	Quit Claim Transfer	\$256,500	\$123	\$249K
Mar 27, 2012	Financing	Mortgage			\$176K
May 16, 2011	Resale	Grant Deed	\$181,000	\$87	\$176K
Mar 22, 2011	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$236,314	\$114	
Apr 27, 2006	Financing	Mortgage			\$100K
Apr 1, 2005	Financing	Mortgage			\$70K
May 11, 2004	Financing	Mortgage			\$225K
Dec 7, 2001	Financing	Mortgage			\$183K
Oct 30, 1998	Financing	Mortgage			\$20K
Mar 29, 1996	Financing	Mortgage			\$125K
Aug 2, 1994	Financing	Mortgage			\$40K
Feb 28, 1990	Financing	Mortgage			\$43K
Jan 21, 1988	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	0.2 mi
Naquag Elementary School	Elementary	KG–2	0.5 mi
Wachusett Regional High School	High	9–12	4.1 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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