

Single Family Residence **RESIDENTIAL**

2 SIMON DAVIS DR

RUTLAND, MA 01543

\$663,523 TopHap Estimate · \$274 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

1.5

BATHS

2,418 ft²

LIVING AREA

1.55 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$664K

\$632K low

\$695K high

Last Sale

\$649,900 · Jan 15, 2026

Est. Owner Equity

\$253,623

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,868 (2025)
Assessed Value	\$552,500
Assessor Market Value	\$653,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	1.55
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 15, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$649,900	\$269	\$410K
Aug 7, 2006	Financing	Mortgage			\$47K
May 29, 2003	Financing	Mortgage			\$244K
Dec 2, 2002	Financing	Mortgage			\$175K
Oct 10, 2001	Financing	Mortgage			\$145K
May 2, 1996	Financing	Mortgage			\$8K
Nov 29, 1995	Resale	Grant Deed	\$149,400	\$62	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.9 mi
Central Tree Middle School	Middle	6–8	2.2 mi
Wachusett Regional High School	High	9–12	5.8 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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