

Rural Residence

**RESIDENTIAL**

## 3 RIDGE RD

RUTLAND, MA 01543

**\$628,676** TopHap Estimate · \$176 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,576 ft<sup>2</sup>**

LIVING AREA

**31.37 ac**

LOT SIZE

**1857**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

### VALUATION

**\$629K**

\$566K low

\$692K high

Last Sale

**\$27,500 · Jan 30, 1996**

Est. Owner Equity

**\$125,676**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,557 (2025) |
| Assessed Value        | \$530,700      |
| Assessor Market Value | \$743,850      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| Style         | Historical      |
| County        | WORCESTER       |
| Lot (acres)   | 31.37           |
| Roof          | Asphalt         |
| Heating       | Hot Water       |
| Pool          | No              |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 20<br>WILDFIRE | 57<br>HEAT | 94<br>STORM | 39<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED     | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------|-------|--------|--------|
| Nov 13, 2012 | Financing | Mortgage |       |        | \$174K |
| Apr 23, 2008 | Financing | Mortgage |       |        | \$250K |
| Mar 24, 2008 | Financing | Mortgage |       |        | \$163K |
| May 2, 2006  | Financing | Mortgage |       |        | \$100K |
| Aug 13, 2003 | Financing | Mortgage |       |        | \$200K |
| Feb 19, 2002 | Financing | Mortgage |       |        | \$175K |
| May 20, 1996 | Financing | Mortgage |       |        | \$50K  |
| May 20, 1996 | Financing | Mortgage |       |        | \$95K  |
| Aug 24, 1987 | Financing | Mortgage |       |        | \$35K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Naquag Elementary School   | Elementary | KG–2   | 2.9 mi   |
| Central Tree Middle School | Middle     | 6–8    | 3.1 mi   |

|                                       |      |      |        |
|---------------------------------------|------|------|--------|
| <b>Wachusett Regional High School</b> | High | 9–12 | 4.0 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>Owner occupied</b> |
|-----------|-----------------------|