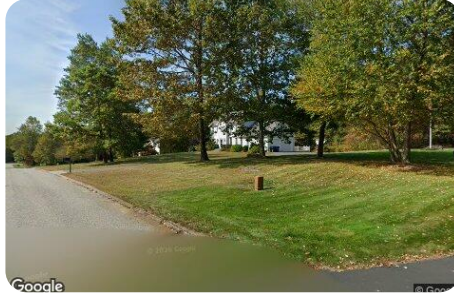


Single Family Residence **RESIDENTIAL**

2 MADISYN AVE

RUTLAND, MA 01543

\$665,000 TopHap Estimate · \$296 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,248 ft²

LIVING AREA

1.5 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$665K

\$634K low

\$696K high

Last Sale

\$347,500 · Dec 14, 2015

Est. Owner Equity

\$285,000

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$7,808 (2025)
Assessed Value	\$548,300
Assessor Market Value	\$616,455

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	1.50
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	22 WILDFIRE	53 HEAT	93 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$347,500	\$155	\$278K
Nov 1, 2005	Financing	Mortgage			\$58K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	2.5 mi
Central Tree Middle School	Middle	6–8	2.9 mi
Wachusett Regional High School	High	9–12	6.3 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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