

Single Family Residence **RESIDENTIAL**

9 RICHARDS AVE

RUTLAND, MA 01543

\$490,474 TopHap Estimate · \$305 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,608 ft²
LIVING AREA

0.42 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$490K

\$460K low

\$521K high

Last Sale

\$173,000 · Mar 12, 1999

Est. Owner Equity

\$271,274

Loan-to-Value

43%

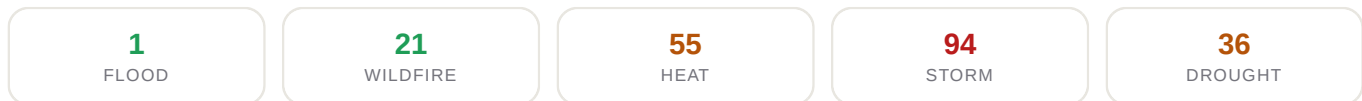
TAX & ASSESSMENT

Property Tax	\$6,184 (2025)
Assessed Value	\$434,300
Assessor Market Value	\$517,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.42
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2025	Quitclaim	Quit Claim Transfer			
Feb 13, 2012	Financing	Mortgage			\$85K
Dec 3, 2002	Financing	Mortgage			\$134K
Mar 12, 1999	Resale	Grant Deed	\$173,000	\$108	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.0 mi
Central Tree Middle School	Middle	6–8	1.3 mi
Wachusett Regional High School	High	9–12	5.1 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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