

Single Family Residence **RESIDENTIAL**

3 SIMON DAVIS DR

RUTLAND, MA 01543

\$574,992 TopHap Estimate · \$317 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,812 ft²

LIVING AREA

1.93 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$575K

\$555K low

\$595K high

Last Sale

\$273,000 · May 30, 2014

Est. Owner Equity

\$174,992

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,325 (2025)
Assessed Value	\$514,400
Assessor Market Value	\$527,915

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	1.93
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2016	Quitclaim	Quit Claim Transfer			\$260K
Jul 10, 2014	Quitclaim	Quit Claim Transfer			
May 30, 2014	Resale	Quit Claim Transfer	\$273,000	\$151	\$260K
Oct 18, 2002	Financing	Mortgage			\$141K
May 1, 1998	Financing	Mortgage			\$158K
Apr 30, 1997	Resale	Grant Deed	\$198,900	\$110	\$159K
Jun 28, 1995	Resale	Grant Deed	\$185,790	\$103	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.8 mi
Central Tree Middle School	Middle	6–8	2.2 mi
Wachusett Regional High School	High	9–12	5.7 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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