

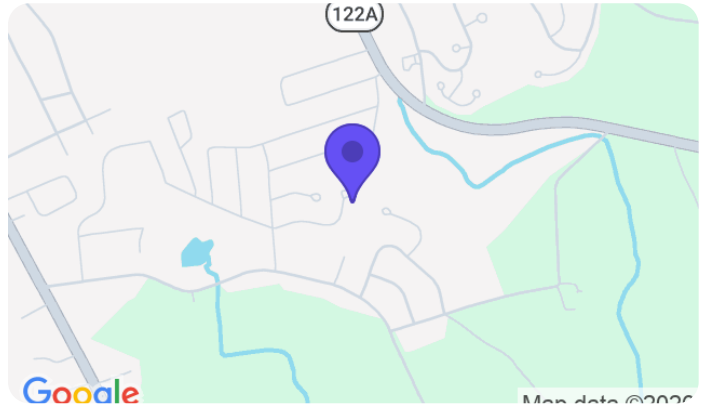
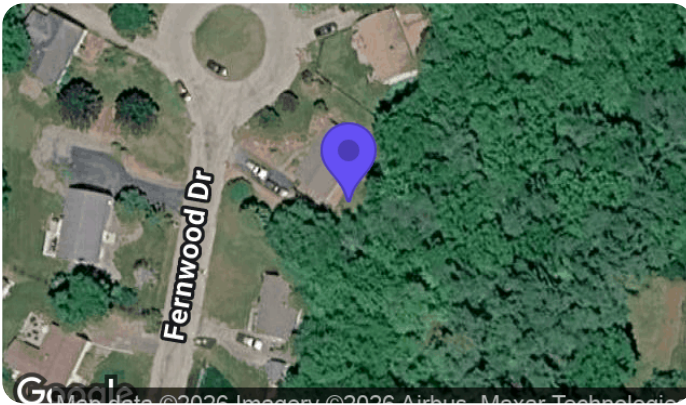
Single Family Residence

**RESIDENTIAL**

# 20 FERNWOOD DR

RUTLAND, MA 01543

**\$454,530** TopHap Estimate · \$430 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,056 ft²**

LIVING AREA

**0.31 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$455K**

\$432K low

\$477K high

Last Sale

**\$450,000 · Apr 3, 2026**

Est. Owner Equity

**\$94,530**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,280 (2025) |
| Assessed Value        | \$370,800      |
| Assessor Market Value | \$420,090      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WORCESTER               |
| Lot (acres)   | 0.31                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

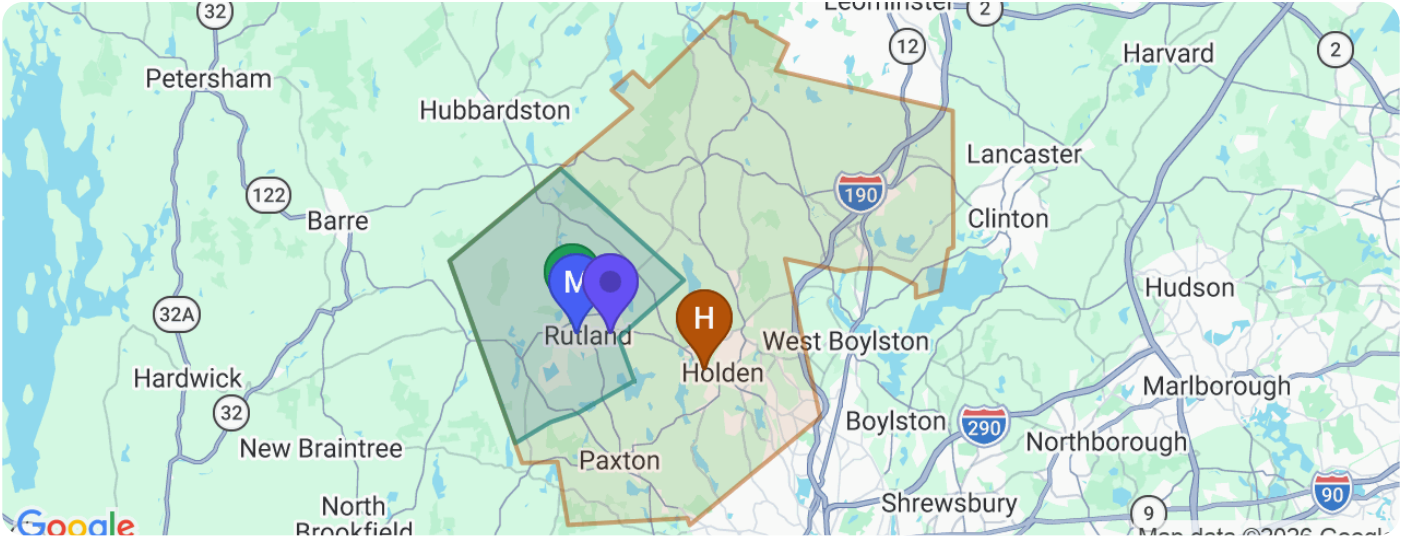
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------------------------|-----------|--------------------|--------|
| Mar 31, 2026 | Resale    | Quit Claim Arm'S Length For Ne States | \$450,000 | \$426              | \$360K |
| May 21, 2018 | Quitclaim | Quit Claim Transfer                   |           |                    |        |
| Aug 3, 1998  | Resale    | Grant Deed                            | \$123,000 | \$116              | \$117K |
| Oct 26, 1992 | Financing | Mortgage                              |           |                    | \$103K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Central Tree Middle School     | Middle     | 6–8    | 1.1 mi   |
| Naquag Elementary School       | Elementary | KG–2   | 1.3 mi   |
| Wachusett Regional High School | High       | 9–12   | 3.2 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<br>CRIME INDEX | 103<br>AIR POLLUTION | 9,140<br>POPULATION | \$139K<br>MEDIAN IN-COME | 46°F<br>AVG TEMP | 50%<br>SUNSHINE |
|-------------------|----------------------|---------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|