

Single Family Residence **RESIDENTIAL**

9 FOREST HILL DR

RUTLAND, MA 01543

\$393,397 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,308 ft²

LIVING AREA

0.72 ac

LOT SIZE

1958

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$393K

\$374K low

\$413K high

Last Sale

\$160,000 · Jan 25, 2012

Est. Owner Equity

\$204,337

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$4,175 (2025)

Assessed Value

\$293,200

Assessor Market Value

\$439,185

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	0.72
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 25, 2012	Resale	Grant Deed	\$160,000	\$122	\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	0.2 mi
Naquag Elementary School	Elementary	KG–2	0.4 mi
Wachusett Regional High School	High	9–12	4.1 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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