

Single Family Residence **RESIDENTIAL**

12 RICHARDS AVE

RUTLAND, MA 01543

\$636,101 TopHap Estimate · \$350 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,816 ft²

LIVING AREA

0.43 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$636K

\$615K low

\$658K high

Last Sale

\$302,000 · Jul 31, 2003

Est. Owner Equity

\$389,301

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,157 (2025)
Assessed Value	\$502,600
Assessor Market Value	\$548,435

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.43
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2012	Financing	Mortgage			\$193K
Jul 31, 2003	Financing	Mortgage			\$28K
Jul 31, 2003	Resale	Grant Deed	\$302,000	\$166	\$242K
Sep 16, 2002	Financing	Mortgage			\$206K
Jan 24, 2002	Financing	Mortgage			\$208K
May 2, 2001	Financing	Mortgage			\$185K
May 2, 2001	Financing	Mortgage			\$23K
Sep 7, 2000	Resale	Grant Deed	\$219,900	\$121	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.1 mi
Central Tree Middle School	Middle	6–8	1.4 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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