

Single Family Residence

RESIDENTIAL

99 RIDGE RD

RUTLAND, MA 01543

\$490,273 TopHap Estimate · \$327 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,498 ft²

LIVING AREA

10.02 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$490K

\$472K low

\$508K high

Last Sale

\$260,000 · Apr 1, 2003

Est. Owner Equity

\$319,273

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,076 (2025)
Assessed Value	\$426,700
Assessor Market Value	\$479,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	WORCESTER
Lot (acres)	10.02
Construction	Frame (Unspecified)
Roof	Metal
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	22 WILDFIRE	56 HEAT	93 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2023	Quitclaim	Quit Claim Transfer			
Jun 16, 2011	Financing	Mortgage			\$74K
Apr 1, 2003	Resale	Grant Deed	\$260,000	\$174	\$97K
Jan 24, 1994	Financing	Mortgage			\$87K
Aug 13, 1987	Financing	Mortgage			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	3.2 mi
Central Tree Middle School	Middle	6–8	3.4 mi
Wachusett Regional High School	High	9–12	4.8 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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