

Single Family Residence

RESIDENTIAL

3 FOREST HILL DR

RUTLAND, MA 01543

\$641,887 TopHap Estimate · \$478 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,344 ft²

LIVING AREA

0.54 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$642K

\$571K low

\$713K high

Last Sale

\$329,900 · Dec 7, 2021

Est. Owner Equity

\$322,967

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,151 (2025)
Assessed Value	\$361,700
Assessor Market Value	\$678,680

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WORCESTER
Lot (acres)	0.54
Roof	Asphalt
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$329,900	\$245	\$264K
Dec 31, 1996	Financing	Mortgage			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	0.3 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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