

Single Family Residence **RESIDENTIAL**

4 SIMON DAVIS DR

RUTLAND, MA 01543

\$645,474 TopHap Estimate · \$234 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,760 ft²

LIVING AREA

2.16 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$645K

\$601K low

\$690K high

Last Sale

\$279,900 · Oct 15, 2001

Est. Owner Equity

\$310,474

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,444 (2025)
Assessed Value	\$593,000
Assessor Market Value	\$655,120

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	2.16
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	22 WILDFIRE	55 HEAT	94 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2007	Financing	Mortgage			\$55K
Nov 10, 2003	Financing	Mortgage			\$40K
Oct 15, 2001	Resale	Grant Deed	\$279,900	\$101	\$219K
Oct 15, 2001	Financing	Mortgage			\$10K
Aug 16, 1995	Resale	Grant Deed	\$182,850	\$66	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.9 mi
Central Tree Middle School	Middle	6–8	2.3 mi
Wachusett Regional High School	High	9–12	5.8 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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