

Single Family Residence **RESIDENTIAL**

8 FOREST HILL DR

RUTLAND, MA 01543

\$538,187 TopHap Estimate · \$212 / ft² · confidence 81 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,543 ft²

LIVING AREA

0.48 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$538K

\$436K low

\$641K high

Last Sale

\$520,000 · Sep 26, 2025

Est. Owner Equity

\$44,187

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,546 (2025)
Assessed Value	\$459,700
Assessor Market Value	\$524,685

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.48
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$520,000	\$204	\$494K
Jan 28, 2019	Resale	Quit Claim Arm'S Length For Ne States	\$325,000	\$128	\$255K
Jun 17, 2011	Recorded document	Grant Deed	\$1	\$0	
Nov 18, 2003	Resale	Grant Deed	\$278,000	\$109	\$222K
Nov 18, 2003	Financing	Mortgage			\$28K
Dec 29, 1992	Financing	Mortgage			\$95K
Apr 7, 1987	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	0.2 mi
Naquag Elementary School	Elementary	KG–2	0.5 mi
Wachusett Regional High School	High	9–12	4.0 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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