

Single Family Residence

**RESIDENTIAL**

## 2 VALLEY VIEW CIR

RUTLAND, MA 01543

**\$603,383** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,208 ft<sup>2</sup>**

LIVING AREA

**0.71 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

### VALUATION

**\$603K**

\$543K low

\$664K high

Last Sale

**\$182,450 · Aug 29, 1997**

Est. Owner Equity

**\$0**

Loan-to-Value

**103%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,003 (2025) |
| Assessed Value        | \$491,800      |
| Assessor Market Value | \$588,620      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WORCESTER               |
| Lot (acres)   | 0.71                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| May 18, 2012 | Recorded document | Grant Deed | \$1       | \$0                |        |
| May 18, 2012 | Financing         | Mortgage   |           |                    | \$288K |
| Jan 30, 2007 | Financing         | Mortgage   |           |                    | \$70K  |
| Jan 30, 2007 | Financing         | Mortgage   |           |                    | \$245K |
| Jan 19, 2006 | Financing         | Mortgage   |           |                    | \$50K  |
| Jul 13, 2004 | Financing         | Mortgage   |           |                    | \$40K  |
| Nov 10, 2003 | Financing         | Mortgage   |           |                    | \$246K |
| Jun 27, 2002 | Financing         | Mortgage   |           |                    | \$250K |
| Dec 31, 2001 | Financing         | Mortgage   |           |                    | \$40K  |
| Jul 29, 1999 | Financing         | Mortgage   |           |                    | \$25K  |
| Jan 8, 1999  | Financing         | Mortgage   |           |                    | \$174K |
| Aug 29, 1997 | Resale            | Grant Deed | \$182,450 | \$83               | \$173K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Naquag Elementary School       | Elementary | KG–2   | 0.6 mi   |
| Central Tree Middle School     | Middle     | 6–8    | 0.9 mi   |
| Wachusett Regional High School | High       | 9–12   | 4.6 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>9,140</b><br>POPULATION | <b>\$139K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|