

Single Family Residence **RESIDENTIAL**

7 MADISYN AVE

RUTLAND, MA 01543

\$780,340 TopHap Estimate · \$255 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,066 ft²

LIVING AREA

1.5 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$780K

\$742K low

\$819K high

Last Sale

\$389,900 · Dec 22, 2005

Est. Owner Equity

\$405,340

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,609 (2025)
Assessed Value	\$674,800
Assessor Market Value	\$679,820

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	1.50
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2009	Financing	Mortgage			\$311K
Feb 25, 2008	Financing	Mortgage			\$315K
Dec 22, 2005	Resale	Grant Deed	\$389,900	\$127	\$316K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	2.5 mi
Central Tree Middle School	Middle	6–8	2.8 mi
Wachusett Regional High School	High	9–12	6.3 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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