

Single Family Residence

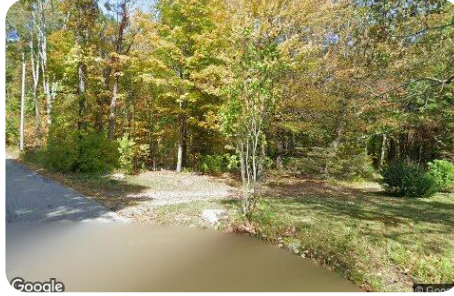
**RESIDENTIAL**

# 76 RIDGE RD

RUTLAND, MA 01543

**\$444,956**

TopHap Estimate · \$279 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,595 ft²**

LIVING AREA

**0.93 ac**

LOT SIZE

**1967**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$445K**

**\$417K low**

**\$473K high**

Last Sale

**\$360,000 · Nov 6, 2023**

Est. Owner Equity

**\$194,956**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,519 (2025)</b> |
| Assessed Value        | <b>\$387,600</b>      |
| Assessor Market Value | <b>\$395,485</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Cape Cod</b>                |
| County        | <b>WORCESTER</b>               |
| Lot (acres)   | <b>0.93</b>                    |
| Roof          | <b>Asphalt</b>                 |
| Heating       | <b>Hot Water</b>               |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|---------------------------------------|-----------|--------|--------|
| <b>Nov 6, 2023</b>  | Resale    | Quit Claim Arm'S Length For Ne States | \$360,000 | \$226  | \$250K |
| <b>Jul 29, 2016</b> | Quitclaim | Quit Claim Transfer                   |           |        |        |
| <b>Mar 27, 1996</b> | Financing | Mortgage                              |           |        | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Naquag Elementary School</b>       | Elementary | KG–2   | 3.3 mi   |
| <b>Central Tree Middle School</b>     | Middle     | 6–8    | 3.5 mi   |
| <b>Wachusett Regional High School</b> | 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|