

Single Family Residence

RESIDENTIAL

86 RICH ST

GARDNER, MA 01440

\$259,900

TopHap Estimate · \$205 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,270 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1920

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$260K

\$226K low

\$294K high

Last Sale

\$202,000 · Aug 17, 2020

Est. Owner Equity

\$61,559

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$44 (2025)
Assessed Value	\$304,800
Assessor Market Value	\$273,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WORCESTER
Lot (acres)	0.05
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$202,000	\$159	\$198K
Aug 16, 2019	Quitclaim	Quit Claim Transfer			\$140K
Jul 30, 2019	Resale	Quit Claim Transfer	\$80,000	\$63	
May 29, 2019	Resale	Quit Claim Transfer	\$16,313	\$13	
May 28, 1999	Resale	Grant Deed	\$72,000	\$57	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gardner High School	High	8–12	0.8 mi
Gardner Middle School	Middle	5–7	1.0 mi
Gardner Elementary School	Elementary	PK–4	1.1 mi

District: Gardner 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 01440

123 CRIME INDEX	95 AIR POLLUTION	21,657 POPULATION	\$62K MEDIAN IN-COME	45°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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