

Single Family Residence

RESIDENTIAL

12 SYCAMORE DR

RUTLAND, MA 01543

\$461,921 TopHap Estimate · \$372 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,242 ft²

LIVING AREA

0.53 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$462K

\$437K low

\$487K high

Last Sale

\$214,000 · Jan 15, 2016

Est. Owner Equity

\$153,921

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,159 (2025)
Assessed Value	\$362,300
Assessor Market Value	\$429,685

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	WORCESTER
Lot (acres)	0.53
Roof	Asphalt
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2016	Resale	Quit Claim Arm'S Length For Ne States	\$214,000	\$172	\$203K
Oct 29, 2004	Resale	Grant Deed	\$290,000	\$233	\$200K
Sep 14, 2001	Financing	Mortgage			\$131K
May 2, 1996	Financing	Mortgage			\$15K
Nov 27, 1989	Financing	Mortgage			\$25K
Jan 3, 1989	Resale	Grant Deed	\$156,425	\$126	
Jan 3, 1989	Financing	Mortgage			\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.3 mi
Central Tree Middle School	Middle	6–8	1.3 mi
Wachusett Regional High School	High	9–12	3.5 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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