

Single Family Residence **RESIDENTIAL**

# 9 SYCAMORE DR

RUTLAND, MA 01543

**\$496,620** TopHap Estimate · \$340 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,459 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$497K**

\$478K low

\$515K high

Est. Owner Equity

**\$267,020**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,071 (2025) |
| Assessed Value        | \$426,300      |
| Assessor Market Value | \$500,935      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WORCESTER               |
| Lot (acres)   | 0.36                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Nov 30, 2017 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 27, 2015 | Quitclaim | Quit Claim Transfer | \$279,900 | \$192  |        |
| Jul 15, 2004 | Resale    | Grant Deed          | \$287,000 | \$197  | \$230K |
| Jul 11, 2003 | Financing | Mortgage            |           |        | \$25K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Central Tree Middle School     | Middle     | 6–8    | 1.3 mi   |
| Naquag Elementary School       | Elementary | KG–2   | 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|