

Single Family Residence **RESIDENTIAL**

5 CAMPBELL ST

RUTLAND, MA 01543

\$447,290 TopHap Estimate · \$373 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

1.22 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$447K

\$422K low

\$472K high

Last Sale

\$120,000 · Apr 28, 2022

Est. Owner Equity

\$447,290

TAX & ASSESSMENT

Property Tax	\$5,464 (2025)
Assessed Value	\$383,700
Previous Assessed	\$383,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Worcester
Lot (acres)	1.22
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	54 HEAT	93 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$120,000	\$100	\$242K
Mar 13, 2006	Financing	Mortgage			\$89K
Mar 21, 2003	Financing	Mortgage			\$125K
Sep 14, 1992	Financing	Mortgage			\$90K
Apr 26, 1988	Financing	Mortgage			\$10K
Aug 24, 1987	Financing	Mortgage			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	3.3 mi
Central Tree Middle School	Middle	6–8	3.7 mi
Wachusett Regional High School	High	9–12	6.6 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

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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