

Single Family Residence **RESIDENTIAL**

13 FERNWOOD DR

RUTLAND, MA 01543

\$465,093 TopHap Estimate · \$297 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,566 ft²

LIVING AREA

0.28 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$465K

\$443K low

\$487K high

Last Sale

\$130,400 · Oct 30, 1990

Est. Owner Equity

\$164,093

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$6,048 (2025)
Assessed Value	\$424,700
Assessor Market Value	\$521,930

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WORCESTER
Lot (acres)	0.28
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	58 HEAT	96 STORM	39 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2006	Financing	Mortgage			\$267K
Oct 11, 2006	Financing	Mortgage			\$267K
Jul 27, 2005	Financing	Mortgage			\$261K
May 3, 2005	Financing	Mortgage			\$44K
Jun 16, 2004	Financing	Mortgage			\$204K
Apr 11, 2003	Financing	Mortgage			\$178K
Sep 11, 2002	Financing	Mortgage			\$174K
Jan 31, 2001	Financing	Mortgage			\$151K
Oct 19, 1998	Financing	Mortgage			\$10K
Apr 15, 1994	Financing	Mortgage			\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	1.0 mi
Naquag Elementary School	Elementary	KG–2	1.2 mi
Wachusett Regional High School	High	9–12	3.3 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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