

Single Family Residence **RESIDENTIAL**

3 FERNWOOD DR

RUTLAND, MA 01543

\$470,924 TopHap Estimate · \$396 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,190 ft²

LIVING AREA

0.29 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$471K

\$451K low

\$491K high

Last Sale

\$267,000 · Mar 25, 2016

Est. Owner Equity

\$217,274

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,621 (2025)
Assessed Value	\$394,700
Assessor Market Value	\$457,995

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	WORCESTER
Lot (acres)	0.29
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2016	Quitclaim	Quit Claim Transfer	\$267,000	\$224	\$254K
Apr 28, 2010	Resale	Grant Deed	\$261,000	\$219	\$267K
Feb 27, 2006	Financing	Mortgage			\$72K
Aug 23, 2004	Financing	Mortgage			\$40K
Jul 7, 2004	Financing	Mortgage			\$25K
Sep 15, 2003	Financing	Mortgage			\$157K
Oct 16, 2001	Financing	Mortgage			\$10K
Mar 16, 2001	Financing	Mortgage			\$144K
Jun 30, 2000	Resale	Grant Deed	\$169,900	\$143	\$144K
May 27, 1998	Financing	Mortgage			\$126K
Nov 20, 1996	Financing	Mortgage			\$8K
Oct 26, 1995	Resale	Grant Deed	\$120,000	\$101	\$120K
Sep 9, 1993	Resale	Grant Deed	\$128,900	\$108	\$103K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	0.9 mi
Naquag Elementary School	Elementary	KG–2	1.1 mi

Wachusett Regional High School	High	9–12	3.4 mi
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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	Absentee owner
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