

Single Family Residence **RESIDENTIAL**

2 WINIFREDS WAY

RUTLAND, MA 01543

\$507,648 TopHap Estimate · \$292 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,736 ft²

LIVING AREA

0.54 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$508K

\$486K low

\$529K high

Last Sale

\$274,900 · Jul 26, 2013

Est. Owner Equity

\$236,748

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,576 (2025)
Assessed Value	\$461,800
Assessor Market Value	\$540,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.54
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2013	Quitclaim	Quit Claim Transfer	\$274,900	\$158	\$271K
May 18, 2010	Resale	Deed	\$289,900	\$167	\$232K
Jul 29, 2005	Financing	Mortgage			\$50K
Jun 12, 2003	Financing	Mortgage			\$40K
Oct 16, 2002	Financing	Mortgage			\$222K
Jun 1, 2001	Resale	Grant Deed	\$240,000	\$138	\$216K
Sep 14, 2000	Resale	Grant Deed	\$213,765	\$123	\$171K
Sep 14, 2000	Financing	Mortgage			\$12K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.1 mi
Central Tree Middle School	Middle	6–8	1.4 mi
Wachusett Regional High School	High	9–12	5.2 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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