

Single Family Residence

RESIDENTIAL

5 CHRISTMAS TREE LN

RUTLAND, MA 01543

\$459,752 TopHap Estimate · \$248 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,856 ft²

LIVING AREA

0.48 ac

LOT SIZE

1958

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$460K

\$427K low

\$492K high

Last Sale

\$250,000 · Aug 8, 2018

Est. Owner Equity

\$245,252

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,756 (2025)
Assessed Value	\$404,200
Assessor Market Value	\$486,590

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.48
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2018	Resale	Quit Claim Arm'S Length For Ne States	\$250,000	\$135	\$225K
Mar 12, 2009	Resale	Grant Deed	\$158,000	\$85	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	0.2 mi
Naquag Elementary School	Elementary	KG–2	0.5 mi
Wachusett Regional High School	High	9–12	4.0 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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