

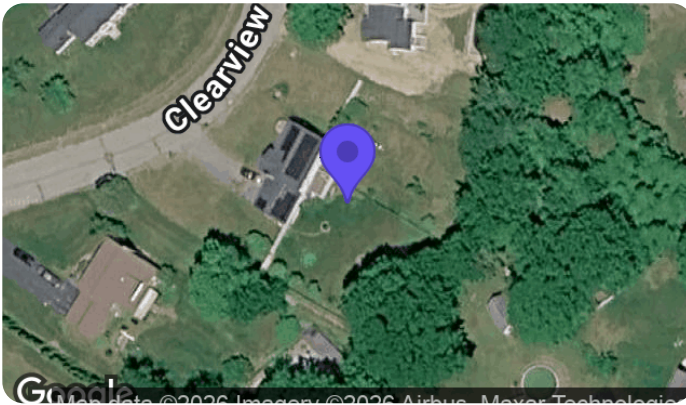
Single Family Residence

**RESIDENTIAL**

# 6 CLEARVIEW RD

RUTLAND, MA 01543

**\$554,606** TopHap Estimate · \$297 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,868 ft²**

LIVING AREA

**0.81 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$555K**

\$534K low

\$575K high

Last Sale

**\$500,000 · Jan 10, 2022**

Est. Owner Equity

**\$94,606**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,166 (2025)</b> |
| Assessed Value        | <b>\$503,200</b>      |
| Assessor Market Value | <b>\$604,770</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Colonial</b>                |
| County        | <b>WORCESTER</b>               |
| Lot (acres)   | <b>0.81</b>                    |
| Roof          | <b>Asphalt</b>                 |
| Heating       | <b>Hot Water</b>               |
| Pool          | <b>No</b>                      |

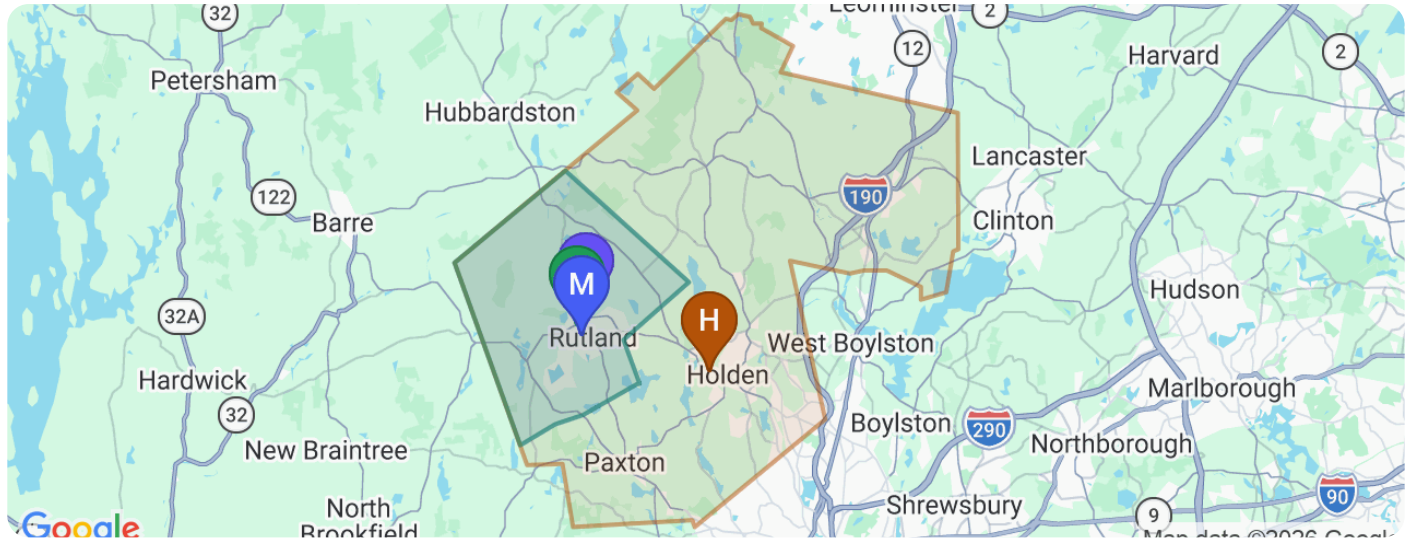
## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|---------------------------------------|-----------|--------|--------|
| <b>Apr 21, 2022</b> | Quitclaim | Quit Claim Transfer                   |           |        |        |
| <b>Jan 10, 2022</b> | Resale    | Quit Claim Arm'S Length For Ne States | \$500,000 | \$268  | \$400K |
| <b>Jun 30, 2005</b> | Resale    | Grant Deed                            | \$380,000 | \$203  | \$304K |
| <b>Jun 30, 2005</b> | Financing | Mortgage                              |           |        | \$23K  |
| <b>Mar 11, 2003</b> | Financing | Mortgage                              |           |        | \$124K |
| <b>Mar 14, 2002</b> | Financing | Mortgage                              |           |        | \$25K  |
| <b>Aug 8, 2001</b>  | Financing | Mortgage                              |           |        | \$20K  |
| <b>Oct 25, 2000</b> | Financing | Mortgage                              |           |        | \$22K  |
| <b>Nov 25, 1998</b> | Financing | Mortgage                              |           |        | \$149K |
| <b>Mar 31, 1998</b> | Financing | Mortgage                              |           |        | \$150K |
| <b>Jan 2, 1997</b>  | Financing | Mortgage                              |           |        | \$151K |
| <b>Apr 26, 1996</b> | Resale    | Grant Deed                            | \$188,779 | \$101  | \$151K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Naquag Elementary School</b>       | Elementary | KG–2   | 0.5 mi   |
| <b>Central Tree Middle School</b>     | Middle     | 6–8    | 0.7 mi   |
| <b>Wachusett Regional High School</b> | High       | 9–12   | 4.4 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>9,140</b><br>POPULATION | <b>\$139K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|