

Single Family Residence **RESIDENTIAL**

10 RICHARDS AVE

RUTLAND, MA 01543

\$621,694 TopHap Estimate · \$281 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,212 ft²

LIVING AREA

0.35 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$622K

\$609K low

\$635K high

Last Sale

\$298,000 · Nov 24, 2010

Est. Owner Equity

\$334,394

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$7,727 (2025)
Assessed Value	\$542,600
Assessor Market Value	\$589,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.35
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	21 WILDFIRE	55 HEAT	94 STORM	36 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 24, 2010	Resale	Grant Deed	\$298,000	\$135	\$290K
Oct 31, 2005	Financing	Mortgage			\$73K
Oct 14, 2005	Financing	Mortgage			\$73K
Oct 14, 2005	Resale	Grant Deed	\$362,800	\$164	\$290K
Oct 7, 2003	Financing	Mortgage			\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	1.0 mi
Central Tree Middle School	Middle	6–8	1.4 mi
Wachusett Regional High School	High	9–12	5.1 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
-----------	-----------------------