

Single Family Residence **RESIDENTIAL**

16 RICHARDS AVE

RUTLAND, MA 01543

\$583,050 TopHap Estimate · \$363 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,608 ft²

LIVING AREA

0.34 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$583K

\$523K low

\$643K high

Last Sale

\$575,000 · Mar 6, 2026

Est. Owner Equity

\$94,300

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$6,667 (2025)
Assessed Value	\$468,200
Assessor Market Value	\$530,480

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$575,000	\$358	\$489K
Apr 1, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$415,000	\$258	\$364K
Mar 16, 2017	Quitclaim	Quit Claim Transfer			
Apr 15, 2016	Resale	Quit Claim Arm'S Length For Ne States	\$275,000	\$171	\$275K
Dec 30, 2013	Quitclaim	Quit Claim Transfer	\$208,000	\$129	\$198K
Sep 25, 2006	Financing	Mortgage			\$20K
Sep 6, 2005	Resale	Grant Deed	\$330,000	\$205	\$264K
Mar 10, 2004	Financing	Mortgage			\$235K
Dec 3, 2001	Financing	Mortgage			\$188K
Mar 1, 2001	Resale	Grant Deed	\$218,000	\$136	\$158K
Jul 6, 1999	Resale	Grant Deed	\$182,850	\$114	\$156K

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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