

Single Family Residence

RESIDENTIAL

16 FOREST HILL DR

RUTLAND, MA 01543

\$387,121 TopHap Estimate · \$279 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,386 ft²

LIVING AREA

0.48 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$387K

\$364K low

\$410K high

Last Sale

\$235,000 · Oct 5, 2005

Est. Owner Equity

\$199,121

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax

\$4,574 (2025)

Assessed Value

\$321,200

Assessor Market Value

\$430,065

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	0.48
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2005	Financing	Mortgage			\$47K
Oct 5, 2005	Resale	Grant Deed	\$235,000	\$170	\$188K
Mar 14, 2005	Financing	Mortgage			\$70K
Feb 15, 2005	Financing	Mortgage			\$50K
Nov 10, 2004	Financing	Mortgage			\$40K
Nov 18, 1991	Financing	Mortgage			\$85K
Jul 21, 1989	Financing	Mortgage			\$70K
Aug 7, 1987	Financing	Mortgage			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	0.2 mi
Naquag Elementary School	Elementary	KG–2	0.4 mi
Wachusett Regional High School	High	9–12	4.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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