

Single Family Residence **RESIDENTIAL**

8 RICHARDS AVE

RUTLAND, MA 01543

\$655,154 TopHap Estimate · \$287 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,284 ft²

LIVING AREA

0.43 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$655K

\$631K low

\$680K high

Last Sale

\$258,500 · Mar 16, 2010

Est. Owner Equity

\$359,654

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$8,158 (2025)
Assessed Value	\$572,900
Assessor Market Value	\$579,785

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.43
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2022	Quitclaim	Quit Claim Transfer			\$246K
Mar 16, 2010	Resale	Deed	\$258,500	\$113	\$253K
Apr 11, 2008	Recorded document	Grant Deed	\$1	\$0	
Apr 27, 2006	Resale	Deed	\$371,900	\$163	\$380K
Jul 20, 2004	Financing	Mortgage			\$25K
Apr 26, 2004	Resale	Grant Deed	\$329,735	\$144	\$255K
Nov 17, 2003	Resale	Grant Deed	\$315,000	\$138	\$299K
Mar 13, 2003	Financing	Mortgage			\$222K
Nov 1, 2002	Financing	Mortgage			\$224K
Jul 19, 2002	Financing	Mortgage			\$35K
Mar 1, 2002	Financing	Mortgage			\$228K
Apr 13, 2001	Resale	Grant Deed	\$265,000	\$116	\$235K
Jun 5, 2000	Resale	Grant Deed	\$239,900	\$105	\$216K

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
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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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