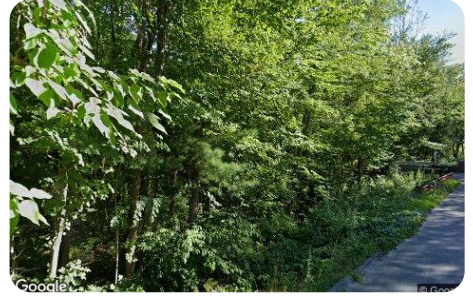


Single Family Residence **RESIDENTIAL**

86 RUGGLES ST

WESTBOROUGH, MA 01581

\$1,477,749 TopHap Estimate · \$408 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,626 ft²

LIVING AREA

1.89 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.5M

\$1.4M low

\$1.5M high

Last Sale

\$880,000 · Aug 17, 2018

Est. Owner Equity

\$757,749

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$20,723 (2025)
Assessed Value	\$1,272,100
Assessor Market Value	\$1,346,530

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	1.89
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2022	Quitclaim	Quit Claim Transfer			
Aug 9, 2018	Quitclaim	Quit Claim Transfer	\$880,000	\$243	\$783K
Dec 1, 2006	Resale	Deed	\$828,250	\$228	\$150K
Jun 24, 1999	Resale	Grant Deed	\$578,000	\$159	\$430K
Mar 11, 1998	Financing	Mortgage			\$435K
Dec 9, 1994	Resale	Grant Deed	\$453,500	\$125	\$373K
May 31, 1994	Financing	Mortgage			\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Annie E. Fales Elementary School	Elementary	KG–3	0.4 mi
Westborough High School	High	9–12	0.7 mi
Sarah W. Gibbons Middle School	Middle	7–8	1.2 mi

District: Westborough 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 01581

65 CRIME INDEX	99 AIR POLLUTION	21,880 POPULATION	\$138K MEDIAN IN-COME	48°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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