

Single Family Residence **RESIDENTIAL**

# 65 RUTLAND ST

WATERTOWN, MA 02472

**\$744,355** TopHap Estimate · \$709 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,050 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1950**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$744K**

\$683K low

\$806K high

Last Sale

**\$369,000 · Jun 1, 2010**

Est. Owner Equity

**\$304,355**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,489 (2025) |
| Assessed Value        | \$726,800      |
| Assessor Market Value | \$720,860      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | MIDDLESEX                        |
| Lot (acres)   | 0.15                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|------|-----------|--------------------|--------|
| Jun 1, 2010 | Resale | Deed | \$369,000 | \$351              | \$364K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Cunniff Elementary School | Elementary | KG–5   | 0.5 mi   |
| Watertown Middle School   | Middle     | 6–8    | 0.7 mi   |
| Watertown High School     | High       | 9–12   | 1.4 mi   |

District: Watertown 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 02472

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>35,928</b><br>POPULATION | <b>\$115K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|