

Single Family Residence **RESIDENTIAL**

265 RUTLEDGE RD

BELMONT, MA 02478

\$1,553,467 TopHap Estimate · \$639 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,432 ft²

LIVING AREA

0.31 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$756,000 · Jul 9, 2012

Est. Owner Equity

\$1,223,467

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$15,490 (2025)
Assessed Value	\$1,360,000
Assessor Market Value	\$1,694,800

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Steam
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2009	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$692,750	\$285	
Aug 17, 2006	Financing	Grant Deed			\$830K
Aug 17, 2006	Financing	Grant Deed			\$170K
Apr 18, 2006	Financing	Grant Deed			\$100K
Apr 18, 2006	Financing	Mortgage			\$830K
Jul 27, 2005	Recorded document	Grant Deed	\$1	\$0	
May 23, 2005	Resale	Grant Deed	\$840,000	\$345	\$672K
Jan 27, 2004	Financing	Mortgage			\$650K
Feb 23, 2001	Financing	Mortgage			\$340K
Aug 4, 1999	Resale	Grant Deed	\$455,000	\$187	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winn Brook	Elementary	KG–3	1.1 mi
Belmont High School	High	9–12	1.3 mi
Winthrop L Chenery Upper Elementary School	Middle	4–6	1.7 mi

District: Belmont 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 02478



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

OWNERSHIP

Occupancy	Owner occupied
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