

Single Family Residence **RESIDENTIAL**

8 PROUTY LN

RUTLAND, MA 01543

\$501,584 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,758 ft²
LIVING AREA

0.92 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

4
ROOMS

VALUATION

\$502K

\$467K low

\$536K high

Last Sale

\$141,100 · Nov 18, 1994

Est. Owner Equity

\$298,584

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,488 (2025)
Assessed Value	\$455,600
Assessor Market Value	\$502,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	0.92
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2006	Financing	Mortgage			\$74K
Jul 22, 2005	Financing	Mortgage			\$65K
Jun 11, 2004	Financing	Mortgage			\$35K
Apr 16, 2003	Financing	Mortgage			\$196K
Sep 28, 2001	Financing	Mortgage			\$156K
Aug 4, 1997	Financing	Mortgage			\$20K
Jan 31, 1996	Financing	Mortgage			\$127K
Nov 18, 1994	Resale	Grant Deed	\$141,100	\$80	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	0.4 mi
Central Tree Middle School	Middle	6–8	0.7 mi
Wachusett Regional High School	High	9–12	4.4 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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