

Single Family Residence **RESIDENTIAL**

45 RUTLEDGE RD

BELMONT, MA 02478

\$2,204,756 TopHap Estimate · \$917 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

2,405 ft²

LIVING AREA

0.24 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$2.2M

\$1.9M low

\$2.5M high

Last Sale

\$1,090,000 · Jul 25, 2012

Est. Owner Equity

\$1,126,470

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$24,534 (2025)
Assessed Value	\$2,154,000
Assessor Market Value	\$1,810,795

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2012	Financing	Mortgage			\$872K
Jun 14, 2004	Financing	Mortgage			\$165K
Jun 6, 1996	Financing	Mortgage			\$125K
Jun 30, 1995	Resale	Grant Deed	\$530,000	\$220	\$200K
May 24, 1995	Financing	Mortgage			\$270K
Aug 3, 1993	Resale	Grant Deed	\$375,000	\$156	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winn Brook	Elementary	KG–3	0.6 mi
Belmont High School	High	9–12	0.9 mi
Winthrop L Chenery Upper Elementary School	Middle	4–6	1.4 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

55 CRIME INDEX	103 AIR POLLUTION	27,636 POPULATION	\$163K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------