

Single Family Residence **RESIDENTIAL**

12 PROUTY LN

RUTLAND, MA 01543

\$727,795 TopHap Estimate · \$329 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,212 ft²

LIVING AREA

0.69 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$728K

\$629K low

\$826K high

Last Sale

\$700,000 · Aug 1, 2025

Est. Owner Equity

\$62,795

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,743 (2025)
Assessed Value	\$473,500
Assessor Market Value	\$657,305

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.69
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	55 HEAT	94 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$700,000	\$316	\$665K
Jul 27, 2012	Financing	Mortgage			\$306K
Mar 9, 2011	Recorded document	Grant Deed	\$1	\$0	
Mar 16, 2007	Financing	Mortgage			\$324K
Jul 18, 2006	Financing	Mortgage			\$320K
Jul 18, 2006	Recorded document	Grant Deed	\$1	\$0	
Aug 24, 2004	Financing	Mortgage			\$97K
Apr 7, 2003	Financing	Mortgage			\$202K
May 31, 2001	Financing	Mortgage			\$40K
Oct 30, 1998	Financing	Mortgage			\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	0.5 mi
Central Tree Middle School	Middle	6–8	0.8 mi
Wachusett Regional High School	High	9–12	4.5 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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