

Single Family Residence **RESIDENTIAL**

46 RUGGLES ST

WESTBOROUGH, MA 01581

\$718,162 TopHap Estimate · \$463 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,551 ft²

LIVING AREA

0.34 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$718K

\$683K low

\$753K high

Last Sale

\$680,000 · Jun 2, 2023

Est. Owner Equity

\$106,162

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,274 (2025)
Assessed Value	\$569,300
Assessor Market Value	\$722,475

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	8 WILDFIRE	60 HEAT	92 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$680,000	\$438	\$612K
Sep 22, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$439,900	\$284	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westborough High School	High	9–12	0.2 mi
J. Harding Armstrong Elementary School	Elementary	KG–3	0.7 mi
Sarah W. Gibbons Middle School	Middle	7–8	0.8 mi

District: Westborough 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 01581

65 CRIME INDEX	99 AIR POLLUTION	21,880 POPULATION	\$138K MEDIAN IN-COME	48°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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