

Single Family Residence **RESIDENTIAL**

56 RUGGLES ST

WESTBOROUGH, MA 01581

\$725,000 TopHap Estimate · \$353 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

2,054 ft²

LIVING AREA

0.72 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$725K

\$704K low

\$746K high

Last Sale

\$735,000 · Dec 30, 2025

Est. Owner Equity

\$137,000

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$10,005 (2025)
Assessed Value	\$614,200
Assessor Market Value	\$671,365

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	0.72
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

1 FLOOD	19 WILDFIRE	60 HEAT	92 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$735,000	\$358	\$588K
Mar 1, 2011	Financing	Mortgage			\$203K
Oct 4, 2010	Financing	Mortgage			\$57K
May 8, 2006	Financing	Mortgage			\$215K
Dec 22, 2004	Financing	Mortgage			\$204K
Jul 8, 2002	Financing	Mortgage			\$108K
Jan 4, 1999	Financing	Mortgage			\$38K
Nov 2, 1998	Financing	Mortgage			\$120K
Jul 23, 1997	Financing	Mortgage			\$18K
Nov 8, 1993	Financing	Mortgage			\$114K

Apr 2, 1990	Resale	Grant Deed	\$132,500	\$65	\$117K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westborough High School	High	9–12	0.3 mi
J. Harding Armstrong Elementary School	Elementary	KG–3	0.8 mi
Sarah W. Gibbons Middle School	Middle	7–8	0.9 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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