

Single Family Residence **RESIDENTIAL**

44 RUGGLES ST

WESTBOROUGH, MA 01581

\$708,437 TopHap Estimate · \$323 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,194 ft²

LIVING AREA

0.45 ac

LOT SIZE

1897

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$708K

\$650K low

\$767K high

Last Sale

\$135,000 · Jun 9, 1995

Est. Owner Equity

\$498,737

Loan-to-Value

31%

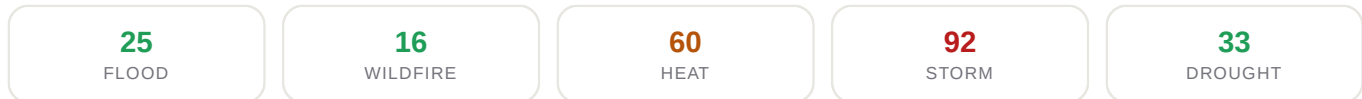
TAX & ASSESSMENT

Property Tax	\$9,337 (2025)
Assessed Value	\$573,200
Assessor Market Value	\$637,735

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Steam
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2007	Financing	Mortgage			\$145K
Sep 3, 2004	Financing	Mortgage			\$100K
Dec 27, 2002	Financing	Mortgage			\$240K
Oct 1, 2002	Financing	Mortgage			\$240K
Jun 20, 2001	Financing	Mortgage			\$200K
Feb 27, 1998	Financing	Mortgage			\$126K
Oct 1, 1997	Financing	Mortgage			\$25K
Mar 26, 1997	Financing	Mortgage			\$124K
Jun 9, 1995	Resale	Grant Deed	\$135,000	\$62	\$124K

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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