

Single Family Residence **RESIDENTIAL**

39 PROSPECT ST

RUTLAND, MA 01543

\$548,252 TopHap Estimate · \$317 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,728 ft²

LIVING AREA

2.79 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$548K

\$503K low

\$593K high

Last Sale

\$10,500 · Aug 26, 1985

Est. Owner Equity

\$335,252

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,086 (2025)
Assessed Value	\$497,600
Assessor Market Value	\$478,895

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WORCESTER
Lot (acres)	2.79
Roof	Tile
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	18 WILDFIRE	56 HEAT	95 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2012	Recorded document	Grant Deed	\$1	\$0	
May 11, 2012	Financing	Mortgage			\$244K
May 11, 2012	Recorded document	Grant Deed	\$1	\$0	
Jan 22, 2010	Recorded document	Grant Deed	\$1	\$0	
Apr 2, 2007	Financing	Mortgage			\$260K
Oct 16, 2003	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	2.0 mi
Naquag Elementary School	Elementary	KG–2	2.2 mi
Wachusett Regional High School	High	9–12	5.3 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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