

Single Family Residence **RESIDENTIAL**

# 50 RUGGLES ST

WESTBOROUGH, MA 01581

**\$593,833** TopHap Estimate · \$351 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**1,691 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$594K**

\$568K low

\$619K high

Last Sale

\$220,000 · Mar 31, 2000

Est. Owner Equity

**\$382,333**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

Property Tax

**\$8,982 (2025)**

Assessed Value

**\$551,400**

Assessor Market Value

**\$609,425**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WORCESTER               |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>8</b><br>WILDFIRE | <b>60</b><br>HEAT | <b>92</b><br>STORM | <b>33</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------|-----------|--------|--------|
| Jul 9, 2012  | Financing       | Mortgage   |           |        | \$254K |
| Jun 23, 2009 | Financing       | Mortgage   |           |        | \$260K |
| Jun 3, 2003  | Financing       | Mortgage   |           |        | \$250K |
| Dec 23, 2002 | Financing       | Mortgage   |           |        | \$25K  |
| Nov 14, 2002 | Financing       | Mortgage   |           |        | \$15K  |
| Oct 1, 2001  | Financing       | Mortgage   |           |        | \$210K |
| May 11, 2000 | Financing       | Mortgage   |           |        | \$33K  |
| Mar 31, 2000 | Resale          | Grant Deed | \$220,000 | \$130  | \$176K |
| Jul 16, 1993 | Financing       | Mortgage   |           |        | \$76K  |
| Oct 3, 1989  | Non-arms-length | Grant Deed | \$1,806   | \$1    |        |
| Jul 8, 1988  | Financing       | Mortgage   |           |        | \$12K  |
| Apr 20, 1988 | Financing       | Mortgage   |           |        | \$70K  |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Westborough High School                | High       | 9–12   | 0.2 mi   |
| J. Harding Armstrong Elementary School | Elementary | KG–3   | 0.8 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

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

Occupancy

Owner occupied