

Single Family Residence **RESIDENTIAL**

46 RUTLAND ST

WATERTOWN, MA 02472

\$1,004,533 TopHap Estimate · \$381 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,640 ft²

LIVING AREA

0.15 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1M

\$956K low

\$1.1M high

Last Sale

\$295,000 · Aug 31, 2001

Est. Owner Equity

\$463,533

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$11,618 (2025)
Assessed Value	\$994,700
Assessor Market Value	\$1,145,795

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2003	Financing	Mortgage			\$276K
Feb 3, 2003	Financing	Mortgage			\$276K
Feb 27, 2002	Financing	Mortgage			\$268K
Aug 31, 2001	Resale	Grant Deed	\$295,000	\$112	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cunniff Elementary School	Elementary	KG–5	0.5 mi
Watertown Middle School	Middle	6–8	0.7 mi
Watertown High School	High	9–12	1.4 mi

District: Watertown 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 02472

112 CRIME INDEX	103 AIR POLLUTION	35,928 POPULATION	\$115K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------