

Single Family Residence

RESIDENTIAL

20 PROUTY LN

RUTLAND, MA 01543

\$533,870 TopHap Estimate · \$327 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,632 ft²

LIVING AREA

0.69 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$534K

\$515K low

\$552K high

Last Sale

\$490,000 · Jun 29, 2023

Est. Owner Equity

\$53,580

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,745 (2025)
Assessed Value	\$473,700
Assessor Market Value	\$552,425

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.69
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$490,000	\$300	\$480K
May 11, 2017	Resale	Quit Claim Arm'S Length For Ne States	\$284,650	\$174	\$279K
Aug 7, 2014	Financing	Grant Deed			\$15K
Feb 21, 2013	Financing	Mortgage			\$194K
Oct 12, 2006	Non-arms-length	Grant Deed	\$34,000	\$21	
Aug 27, 2003	Resale	Grant Deed	\$290,000	\$178	\$232K
Nov 4, 2002	Financing	Mortgage			\$165K
Aug 13, 2002	Financing	Mortgage			\$60K
Jun 12, 1998	Resale	Grant Deed	\$179,900	\$110	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	0.6 mi
Central Tree Middle School	Middle	6–8	0.9 mi
Wachusett Regional High School	High	9–12	4.6 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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