

Single Family Residence **RESIDENTIAL**

40 PROSPECT ST

RUTLAND, MA 01543

\$556,198 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,218 ft²

LIVING AREA

3.3 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$556K

\$531K low

\$582K high

Last Sale

\$400,000 · Sep 30, 2021

Est. Owner Equity

\$176,198

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,392 (2025)
Assessed Value	\$448,900
Assessor Market Value	\$512,620

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	3.30
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2022	Quitclaim	Quit Claim Transfer			
Sep 30, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$400,000	\$180	\$380K
Dec 5, 2015	Quitclaim	Quit Claim Transfer			
Feb 19, 2008	Financing	Mortgage			\$50K
Mar 2, 2004	Financing	Mortgage			\$20K
Mar 19, 1999	Financing	Mortgage			\$10K
Mar 1, 1999	Financing	Mortgage			\$41K

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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