

Single Family Residence **RESIDENTIAL**

18 PROUTY LN

RUTLAND, MA 01543

\$630,134 TopHap Estimate · \$249 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,534 ft²

LIVING AREA

0.69 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$630K

\$616K low

\$644K high

Last Sale

\$628,000 · Jun 18, 2026

Est. Owner Equity

\$222,134

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$7,495 (2025)
Assessed Value	\$526,300
Assessor Market Value	\$618,260

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 16, 2026	Resale	Quit Claim Transfer	\$628,000	\$248	\$408K
Dec 23, 2002	Financing	Mortgage			\$150K
Jul 31, 2001	Resale	Grant Deed	\$284,000	\$112	\$150K
Nov 17, 1998	Financing	Mortgage			\$30K
Apr 30, 1998	Financing	Mortgage			\$158K
Oct 25, 1994	Resale	Grant Deed	\$168,659	\$67	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	0.5 mi
Central Tree Middle School	Middle	6–8	0.8 mi
Wachusett Regional High School	High	9–12	4.5 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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