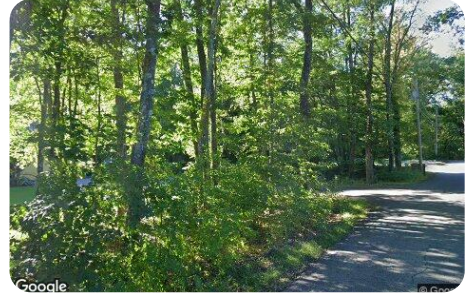


Single Family Residence **RESIDENTIAL**

56 PROSPECT ST

RUTLAND, MA 01543

\$674,654 TopHap Estimate · \$265 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,543 ft²

LIVING AREA

1.5 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$675K

\$654K low

\$695K high

Last Sale

\$550,000 · Aug 19, 2021

Est. Owner Equity

\$224,654

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,588 (2025)
Assessed Value	\$532,900
Assessor Market Value	\$694,070

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	1.50
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$550,000	\$216	\$450K
Mar 28, 2012	Financing	Mortgage			\$341K
Aug 5, 2010	Financing	Mortgage			\$50K
Dec 22, 2009	Financing	Mortgage			\$165K
May 18, 2007	Financing	Mortgage			\$75K
Jun 22, 2004	Financing	Mortgage			\$50K
Jul 31, 2003	Financing	Mortgage			\$86K
Dec 2, 2002	Financing	Mortgage			\$30K
Feb 22, 2002	Financing	Mortgage			\$65K
Oct 2, 2000	Financing	Mortgage			\$15K
Jun 13, 1996	Financing	Mortgage			\$14K
Dec 12, 1994	Financing	Mortgage			\$8K
Mar 21, 1994	Financing	Mortgage			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Tree Middle School	Middle	6–8	2.1 mi
Naquag Elementary School	Elementary	KG–2	2.3 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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