

Single Family Residence **RESIDENTIAL**

91 RUTLAND ST

WATERTOWN, MA 02472

\$799,258 TopHap Estimate · \$687 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,164 ft²

LIVING AREA

0.13 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$799K

\$767K low

\$832K high

Last Sale

\$151,000 · Jun 3, 1992

Est. Owner Equity

\$799,258

TAX & ASSESSMENT

Property Tax	\$8,264 (2025)
Assessed Value	\$707,500
Assessor Market Value	\$736,535

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 6, 2007	Recorded document	Grant Deed	\$1	\$0	
Sep 10, 2003	Financing	Mortgage			\$170K
Jun 3, 1992	Resale	Grant Deed	\$151,000	\$130	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cunniff Elementary School	Elementary	KG–5	0.6 mi
Watertown Middle School	Middle	6–8	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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