

Single Family Residence **RESIDENTIAL**

75 RUTLAND ST

WATERTOWN, MA 02472

\$889,170 TopHap Estimate · \$618 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,438 ft²

LIVING AREA

0.13 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$889K

\$828K low

\$951K high

Last Sale

\$155,000 · Jul 30, 1991

Est. Owner Equity

\$484,370

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$9,179 (2025)
Assessed Value	\$785,900
Assessor Market Value	\$812,345

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
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2003	Financing	Mortgage			\$272K
Nov 4, 2002	Financing	Mortgage			\$273K
Nov 17, 2000	Financing	Mortgage			\$216K
Jun 4, 1998	Financing	Mortgage			\$180K
Jul 30, 1991	Resale	Grant Deed	\$155,000	\$108	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cunniff Elementary School	Elementary	KG–5	0.5 mi
Watertown Middle School	Middle	6–8	0.7 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
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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