

Single Family Residence **RESIDENTIAL**

60 RUTLAND ST

WATERTOWN, MA 02472

\$1,040,013 TopHap Estimate · \$495 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,100 ft²

LIVING AREA

0.14 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1M

\$945K low

\$1.1M high

Est. Owner Equity

\$998,613

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$9,398 (2025)
Assessed Value	\$804,600
Assessor Market Value	\$989,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2009	Recorded document	Grant Deed	\$1	\$0	
Sep 25, 2003	Financing	Mortgage			\$41K
Jun 22, 2001	Financing	Mortgage			\$45K
Nov 16, 1993	Financing	Mortgage			\$31K
Apr 8, 1992	Financing	Mortgage			\$45K
Jun 25, 1990	Financing	Mortgage			\$30K

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

OWNERSHIP

Occupancy	Owner occupied
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