

Single Family Residence **RESIDENTIAL**

87 RUTLEDGE RD

BELMONT, MA 02478

\$2,624,738 TopHap Estimate · \$862 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

3,046 ft²

LIVING AREA

0.29 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$2.6M

\$2.5M low

\$2.8M high

Last Sale

\$900,000 · Nov 1, 2013

Est. Owner Equity

\$554,738

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$29,398 (2025)
Assessed Value	\$2,581,000
Assessor Market Value	\$2,648,125

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2013	Resale	Fiduciary Deed	\$900,000	\$295	\$720K
Aug 12, 2005	Recorded document	Grant Deed	\$1	\$0	
Aug 12, 2005	Recorded document	Grant Deed	\$1	\$0	
Aug 16, 1999	Financing	Mortgage			\$132K
Dec 21, 1987	Financing	Mortgage			\$26K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winn Brook	Elementary	KG–3	0.7 mi
Belmont High School	High	9–12	0.9 mi
Winthrop L Chenery Upper Elementary School	Middle	4–6	1.5 mi

District: Belmont 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 02478

55 CRIME INDEX	103 AIR POLLUTION	27,636 POPULATION	\$163K MEDIAN IN-COME	49°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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