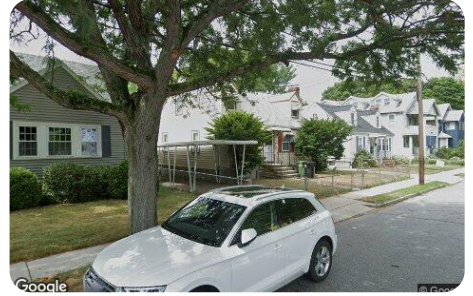


Single Family Residence **RESIDENTIAL**

95 RUTLAND ST

WATERTOWN, MA 02472

\$853,790 TopHap Estimate · \$723 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,181 ft²

LIVING AREA

0.12 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$854K

\$805K low

\$903K high

Last Sale

\$850,000 · May 13, 2026

Est. Owner Equity

\$88,790

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$8,163 (2025)
Assessed Value	\$698,900
Assessor Market Value	\$741,950

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Steam
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2026	Resale	Quit Claim Transfer	\$850,000	\$720	\$765K
Jun 9, 1999	Financing	Mortgage			\$10K
Dec 6, 1993	Resale	Grant Deed	\$155,000	\$131	\$124K

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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