

Single Family Residence **RESIDENTIAL**

40 RUGGLES ST

WESTBOROUGH, MA 01581

\$804,989 TopHap Estimate · \$224 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,589 ft²

LIVING AREA

0.4 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$805K

\$773K low

\$837K high

Last Sale

\$550,000 · Jul 20, 2015

Est. Owner Equity

\$292,989

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$11,377 (2025)
Assessed Value	\$698,400
Assessor Market Value	\$975,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	60 HEAT	92 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$550,000	\$153	\$413K
Sep 22, 2008	Financing	Mortgage			\$100K
Jul 30, 2003	Resale	Grant Deed	\$460,000	\$128	\$240K
Jul 30, 1998	Financing	Mortgage			\$117K
May 20, 1996	Financing	Mortgage			\$151K
Apr 19, 1988	Financing	Mortgage			\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westborough High School	High	9–12	0.2 mi
J. Harding Armstrong Elementary School	Elementary	KG–3	0.7 mi
Sarah W. Gibbons Middle School	Middle	7–8	0.8 mi

District: Westborough 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 01581

65 CRIME INDEX	99 AIR POLLUTION	21,880 POPULATION	\$138K MEDIAN IN-COME	48°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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