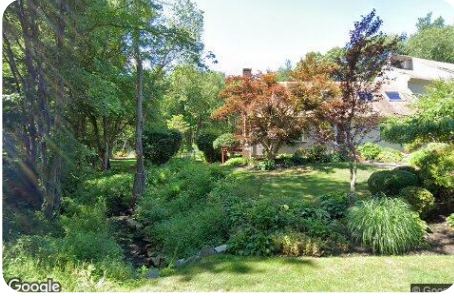


Single Family Residence **RESIDENTIAL**

# 187 RUGGLES ST

WESTBOROUGH, MA 01581

**\$1,036,556** TopHap Estimate · \$250 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**4,138 ft<sup>2</sup>**

LIVING AREA

**0.92 ac**

LOT SIZE

**1963**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**4**

PARKING

## VALUATION

**\$1M**

\$965K low

\$1.1M high

Last Sale

**\$550,000 · Jul 8, 2003**

Est. Owner Equity

**\$826,556**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,625 (2025) |
| Assessed Value        | \$897,800       |
| Assessor Market Value | \$1,066,375     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | WORCESTER               |
| Lot (acres)   | 0.92                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 51<br>FLOOD | 14<br>WILDFIRE | 60<br>HEAT | 93<br>STORM | 33<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| Feb 16, 2012 | Recorded document | Grant Deed | \$1       | \$0                |        |
| Feb 16, 2012 | Financing         | Mortgage   |           |                    | \$210K |
| Jul 8, 2003  | Resale            | Grant Deed | \$550,000 | \$133              | \$323K |
| Jan 15, 2002 | Financing         | Mortgage   |           |                    | \$234K |
| May 12, 2000 | Financing         | Mortgage   |           |                    | \$40K  |
| Jul 31, 1998 | Financing         | Mortgage   |           |                    | \$30K  |
| Mar 30, 1998 | Financing         | Mortgage   |           |                    | \$180K |
| Jan 30, 1997 | Financing         | Mortgage   |           |                    | \$30K  |
| May 25, 1993 | Financing         | Mortgage   |           |                    | \$139K |
| Jan 2, 1990  | Financing         | Mortgage   |           |                    | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Annie E. Fales Elementary School | Elementary | KG–3   | 0.8 mi   |
| Westborough High School          | High       | 9–12   | 1.8 mi   |
| Sarah W. Gibbons Middle School   | Middle     | 7–8    | 2.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>21,880</b><br>POPULATION | <b>\$138K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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