

Single Family Residence

RESIDENTIAL

9 PROUTY LN

RUTLAND, MA 01543

\$675,641 TopHap Estimate · \$294 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,301 ft²

LIVING AREA

0.87 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$676K

\$617K low

\$735K high

Last Sale

\$640,000 · May 30, 2024

Est. Owner Equity

\$67,641

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$7,235 (2025)
Assessed Value	\$508,100
Assessor Market Value	\$595,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	0.87
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$640,000	\$278	\$608K
Aug 16, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$536,000	\$233	\$346K
Nov 30, 2018	Resale	Quit Claim Arm'S Length For Ne States	\$425,000	\$185	\$350K
May 28, 2013	Financing	Mortgage			\$190K
Mar 2, 2009	Resale	Grant Deed	\$307,000	\$133	\$150K
Feb 7, 2006	Financing	Mortgage			\$64K
May 12, 2004	Financing	Mortgage			\$40K
Mar 25, 2003	Financing	Mortgage			\$185K
Dec 7, 2001	Financing	Mortgage			\$35K
May 28, 1999	Financing	Mortgage			\$19K
May 26, 1999	Resale	Grant Deed	\$190,000	\$83	\$152K
Nov 30, 1995	Resale	Grant Deed	\$163,000	\$71	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naquag Elementary School	Elementary	KG–2	0.4 mi
Central Tree Middle School	Middle	6–8	0.7 mi

Wachusett Regional High School	High	9–12	4.5 mi
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District: Wachusett 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 01543

58 CRIME INDEX	103 AIR POLLUTION	9,140 POPULATION	\$139K MEDIAN IN-COME	46°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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