

Duplex (2 Units, Any Combination) **RESIDENTIAL**

**34 ASHFIELD ST**  
ROSLINDALE, MA 02131



|                           |                     |                                 |                           |
|---------------------------|---------------------|---------------------------------|---------------------------|
| <b>3</b><br>BEDS          | <b>2</b><br>BATHS   | <b>2,162 ft²</b><br>LIVING AREA | <b>0.1 ac</b><br>LOT SIZE |
| <b>1900</b><br>YEAR BUILT | <b>2</b><br>STORIES | <b>10</b><br>ROOMS              | <b>3</b><br>PARKING       |

**VALUATION**

|           |                                 |
|-----------|---------------------------------|
| Last Sale | <b>\$440,000 · Sep 13, 2012</b> |
|-----------|---------------------------------|

**TAX & ASSESSMENT**

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$9,591 (2025)</b> |
| Assessed Value    | <b>\$828,200</b>      |
| Previous Assessed | <b>\$828,200</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | Suffolk                           |
| Lot (acres)   | 0.10                              |
| Roof          | Asphalt                           |
| Heating       | Hot Water                         |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Sep 13, 2012 | Resale    | Grant Deed | \$440,000 | \$204              | \$352K |
| Sep 28, 2006 | Financing | Mortgage   |           |                    | \$352K |
| Jan 23, 2006 | Resale    | Deed       | \$440,000 | \$204              | \$352K |
| Sep 13, 2004 | Resale    | Grant Deed | \$125,000 | \$58               | \$100K |
| Mar 11, 1997 | Financing | Mortgage   |           |                    | \$65K  |
| Sep 28, 1995 | Financing | Mortgage   |           |                    | \$15K  |
| Nov 17, 1989 | Financing | Mortgage   |           |                    | \$25K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charles Sumner Elementary School | Elementary | PK–5   | 0.4 mi   |
| Washington Irving Middle School  | Middle     | 6–8    | 0.6 mi   |
| Margarita Muniz Academy          | High       | 9–12   | 1.4 mi   |

District: Boston 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 02131

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>29,422</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|