

Single Family Residence **RESIDENTIAL**

# 40 ROCKWOOD DR

ASHLAND, MA 01721

**\$949,931** TopHap Estimate · \$437 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,172 ft²**

LIVING AREA

**0.69 ac**

LOT SIZE

**1986**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$950K**

\$894K low

\$1M high

Last Sale

**\$272,500 · Aug 20, 1997**

Est. Owner Equity

**\$401,631**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,353 (2025) |
| Assessed Value        | \$810,700       |
| Assessor Market Value | \$931,380       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | MIDDLESEX               |
| Lot (acres)   | 0.69                    |
| Construction  | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Mar 15, 2004 | Financing | Mortgage   |           |                    | \$200K |
| Jul 14, 2003 | Financing | Mortgage   |           |                    | \$190K |
| Oct 16, 2002 | Financing | Mortgage   |           |                    | \$75K  |
| Jul 24, 2001 | Financing | Mortgage   |           |                    | \$50K  |
| Nov 18, 1998 | Financing | Mortgage   |           |                    | \$195K |
| Aug 26, 1998 | Financing | Mortgage   |           |                    | \$27K  |
| Mar 31, 1998 | Financing | Mortgage   |           |                    | \$195K |
| Mar 5, 1998  | Financing | Mortgage   |           |                    | \$25K  |
| Aug 20, 1997 | Resale    | Grant Deed | \$272,500 | \$125              | \$196K |
| Jul 30, 1993 | Resale    | Grant Deed | \$237,500 | \$109              | \$194K |
| Aug 11, 1992 | Financing | Mortgage   |           |                    | \$128K |
| May 25, 1990 | Resale    | Grant Deed | \$270,000 | \$124              | \$130K |
| Jan 10, 1990 | Financing | Mortgage   |           |                    | \$11K  |
| Apr 3, 1987  | Financing | Mortgage   |           |                    | \$216K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ashland Middle School            | Middle     | 6–8    | 1.1 mi   |
| Ashland High School              | High       | 9–12   | 1.9 mi   |
| Henry E Warren Elementary School | Elementary | KG–2   | 2.6 mi   |

District: Ashland 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 01721

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>18,969</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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