

Single Family Residence **RESIDENTIAL**

74 ROCKLEDGE DR

NORTH FALMOUTH, MA 02556

\$881,260 TopHap Estimate · \$387 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,278 ft²

LIVING AREA

0.91 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$881K

\$850K low

\$913K high

Last Sale

\$437,500 · Sep 1, 2015

Est. Owner Equity

\$419,260

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,972 (2025)
Assessed Value	\$847,000
Previous Assessed	\$758,500
Assessor Market Value	\$829,065

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	BARNSTABLE
Lot (acres)	0.91
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2024	Quitclaim	Quit Claim Transfer			
Aug 19, 2015	Quitclaim	Quit Claim Transfer	\$437,500	\$192	
Jan 8, 2013	Recorded document	Grant Deed	\$1	\$0	
Apr 28, 2010	Financing	Mortgage			\$412K
Apr 27, 2007	Resale	Grant Deed	\$560,000	\$246	\$448K
Sep 5, 2003	Financing	Mortgage			\$57K
Apr 14, 2000	Resale	Grant Deed	\$263,000	\$115	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Falmouth Elementary School	Elementary	KG–4	0.5 mi
Falmouth High School	High	9–12	3.0 mi

Lawrence	Middle	7–8	5.4 mi
-----------------	--------	-----	--------

District: Falmouth 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 02556

102 CRIME INDEX	90 AIR POLLUTION	3,319 POPULATION	\$125K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------