

Single Family Residence **RESIDENTIAL**

# 56 ROBERT ST

ROSLINDALE, MA 02131

**\$1,017,668** TopHap Estimate · \$499 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,040 ft<sup>2</sup>**  
LIVING AREA

**3,500 ft<sup>2</sup>**  
LOT SIZE

**1920**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**1**  
PARKING

## VALUATION

**\$1M**

\$996K low

\$1M high

Last Sale

**\$533,985 · Aug 8, 2013**

Est. Owner Equity

**\$637,668**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,877 (2025) |
| Assessed Value        | \$852,900      |
| Assessor Market Value | \$962,730      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | SUFFOLK                 |
| Lot (acres)   | 0.08                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 8, 2013  | Quitclaim | Quit Claim Transfer | \$533,985 | \$262  | \$400K |
| Nov 12, 2010 | Resale    | Grant Deed          | \$434,000 | \$213  | \$330K |
| May 5, 2009  | Financing | Mortgage            |           |        | \$352K |
| Jan 30, 2009 | Financing | Mortgage            |           |        | \$352K |
| Sep 16, 2008 | Financing | Mortgage            |           |        | \$352K |
| Jan 12, 2005 | Financing | Mortgage            |           |        | \$55K  |
| Mar 23, 2004 | Financing | Mortgage            |           |        | \$249K |
| Jul 15, 2003 | Financing | Mortgage            |           |        | \$250K |
| Jan 14, 2003 | Financing | Mortgage            |           |        | \$230K |
| Sep 10, 2002 | Financing | Mortgage            |           |        | \$220K |
| Apr 24, 2001 | Financing | Mortgage            |           |        | \$204K |
| Mar 20, 1998 | Resale    | Grant Deed          | \$155,500 | \$76   | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charles Sumner Elementary School | Elementary | PK–5   | 0.3 mi   |
| Washington Irving Middle School  | Middle     | 6–8    | 0.5 mi   |
| Margarita Muniz Academy          | High       | 9–12   | 1.7 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> |
|-----------|-----------------------|