

Condominium

RESIDENTIAL

8 RICE ST

BROOKLINE, MA 02445

\$749,250 TopHap Estimate · \$813 / ft² · confidence 90 · as of Jun 23, 2026



2

BEDS

1

BATHS

922 ft²

LIVING AREA

2,627 ft²

LOT SIZE

1900

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$749K

\$674K low

\$824K high

Last Sale

\$380,000 · Jul 18, 2005

Est. Owner Equity

\$388,250

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,136 (2025)
Assessed Value	\$621,700
Assessor Market Value	\$661,200

PROPERTY FACTS

Property Type	Condominium
County	NORFOLK
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2005	Financing	Mortgage			\$57K
Jul 18, 2005	Resale	Grant Deed	\$380,000	\$412	\$304K
Dec 3, 2002	Financing	Mortgage			\$224K
Jul 11, 2001	Non-arms-length	Grant Deed	\$280,000	\$304	\$224K
Aug 19, 1999	Resale	Grant Deed	\$191,000	\$207	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William H. Lincoln School	Elementary	KG–8	0.3 mi
Brookline High School	High	9–12	0.5 mi

District: Brookline 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 02445

106 CRIME INDEX	108 AIR POLLUTION	24,135 POPULATION	\$145K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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