

Condominium

RESIDENTIAL

20 RICE ST

BROOKLINE, MA 02445

\$733,339 TopHap Estimate · \$750 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

978 ft²

LIVING AREA

2,932 ft²

LOT SIZE

1900

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$733K

\$704K low

\$762K high

Last Sale

\$390,000 · Oct 29, 2004

Est. Owner Equity

\$421,339

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,824 (2025)
Assessed Value	\$691,400
Assessor Market Value	\$704,710

PROPERTY FACTS

Property Type	Condominium
County	NORFOLK
Construction	Frame (Unspecified)
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	57 HEAT	92 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 29, 2004	Resale	Grant Deed	\$390,000	\$399	\$312K
Aug 27, 2003	Financing	Mortgage			\$249K
Aug 27, 2002	Financing	Mortgage			\$250K
Apr 27, 2001	Resale	Grant Deed	\$314,000	\$321	\$251K
Mar 2, 1998	Financing	Mortgage			\$166K
Jun 25, 1997	Resale	Grant Deed	\$175,000	\$179	\$166K
Mar 27, 1997	Resale	Grant Deed	\$322,000	\$329	\$242K
Feb 20, 1997	Financing	Mortgage			\$5K
Jan 3, 1997	Financing	Mortgage			\$10K
Aug 16, 1995	Financing	Mortgage			\$59K
Dec 2, 1993	Financing	Mortgage			\$155K
Jul 31, 1991	Financing	Mortgage			\$125K
Jun 4, 1991	Financing	Mortgage			\$5K
Oct 9, 1990	Financing	Mortgage			\$17K
Mar 4, 1988	Financing	Mortgage			\$25K

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	Owner occupied
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