

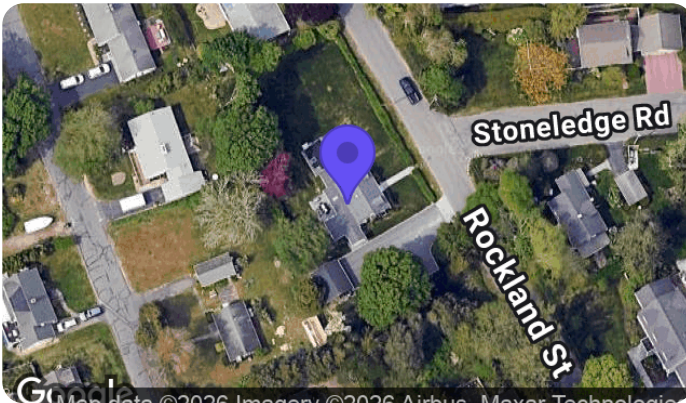
Single Family Residence

RESIDENTIAL

40 ROCKLAND ST

SOUTH DARTMOUTH, MA 02748

\$1,442,123 TopHap Estimate · \$562 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,568 ft²

LIVING AREA

0.49 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$1,250,000 · Jun 21, 2024

Est. Owner Equity

\$1,442,123

TAX & ASSESSMENT

Property Tax	\$6,885 (2025)
Assessed Value	\$799,700
Assessor Market Value	\$1,171,920

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	BRISTOL
Lot (acres)	0.49
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

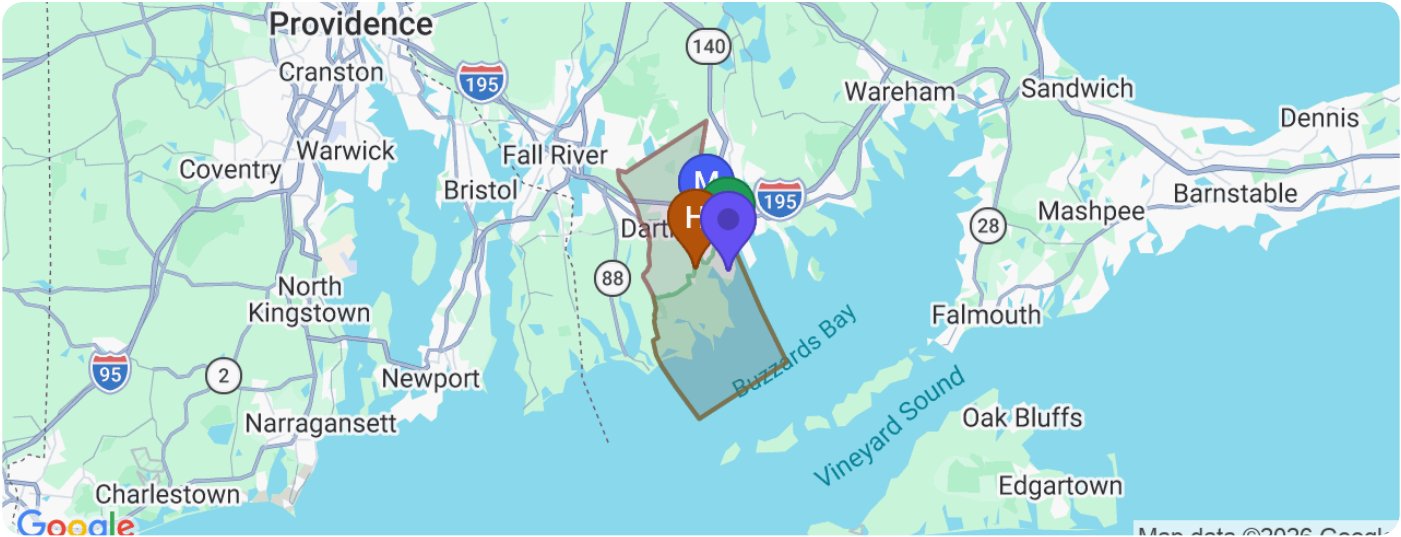
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 7, 2023	Resale	Fiduciary Deed	\$1,250,000	\$487	
Oct 1, 2021	Quitclaim	Quit Claim Transfer			\$163K
Oct 1, 2021	Quitclaim	Quit Claim Transfer			
Apr 21, 2021	Quitclaim	Quit Claim Transfer			\$157K
Apr 21, 2021	Quitclaim	Quit Claim Transfer			
Mar 27, 2014	Quitclaim	Quit Claim Transfer			
Apr 5, 2006	Resale	Grant Deed	\$182,500	\$71	
Jun 17, 2003	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph Demello	Elementary	KG–5	0.9 mi
Dartmouth High School	High	9–12	2.1 mi
Dartmouth Middle School	Middle	6–8	2.8 mi

District: Dartmouth 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 02748

117 CRIME INDEX	91 AIR POLLUTION	12,068 POPULATION	\$115K 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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