

Single Family Residence **RESIDENTIAL**

# 16 ROSE DR

WEST NEWTON, MA 02465

**\$909,386** TopHap Estimate · \$702 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,295 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**1**

PARKING

## Pre-foreclosure (NOS)

Auction scheduled for Dec 16, 2025.

## VALUATION

**\$909K**

\$829K low

\$989K high

|                   |                                |
|-------------------|--------------------------------|
| Last Sale         | <b>\$437,000 · Dec 2, 2014</b> |
| Est. Owner Equity | <b>\$394,386</b>               |
| Loan-to-Value     | <b>55%</b>                     |

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,954 (2025)</b> |
| Assessed Value        | <b>\$811,600</b>      |
| Assessor Market Value | <b>\$1,171,350</b>    |

## PROPERTY FACTS

|               |                                         |
|---------------|-----------------------------------------|
| Property Type | <b>Single Family Residence</b>          |
| Style         | <b>Cape Cod</b>                         |
| County        | <b>MIDDLESEX</b>                        |
| Lot (acres)   | <b>0.10</b>                             |
| Construction  | <b>Concrete</b>                         |
| Roof          | <b>Asphalt</b>                          |
| Heating       | <b>Forced Air With Air Conditioning</b> |
| Fireplace     | <b>Yes</b>                              |
| Garage        | <b>Garage, Attached</b>                 |
| Pool          | <b>No</b>                               |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED        | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|-------------|-----------|--------------------|--------|
| <b>Dec 2, 2014</b>  | Non-arms-length   | Foreclosure | \$437,000 | \$337              | \$415K |
| <b>Jul 30, 2007</b> | Financing         | Grant Deed  |           |                    | \$544K |
| <b>Jul 30, 2007</b> | Financing         | Grant Deed  |           |                    | \$544K |
| <b>Aug 17, 2006</b> | Recorded document | Grant Deed  | \$1       | \$0                |        |
| <b>Nov 8, 2004</b>  | Recorded document | Grant Deed  | \$1       | \$0                |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Franklin Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>F. A. Day Middle School</b>    | Middle     | 6–8    | 1.1 mi   |
| <b>Newton North High School</b>   | High       | 9–12   | 1.5 mi   |

District: Newton 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 02465

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>13,311</b><br>POPULATION | <b>\$170K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|