

Single Family Residence **RESIDENTIAL**

87 ROCKLAND PL

NEWTON UPPER FALLS, MA 02464

\$1,462,353 TopHap Estimate · \$1,049 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,394 ft²

LIVING AREA

0.48 ac

LOT SIZE

1869

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$631,650 · Jul 2, 2012

Est. Owner Equity

\$1,012,353

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$11,920 (2025)
Assessed Value	\$1,216,300
Assessor Market Value	\$1,238,990

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.48
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2012	Financing	Mortgage			\$200K
Jul 2, 2012	Resale	Grant Deed	\$631,650	\$453	
Jan 6, 2009	Recorded document	Grant Deed	\$1	\$0	
Mar 28, 2003	Financing	Grant Deed			\$25K
Mar 28, 2003	Financing	Grant Deed			\$85K
Jul 30, 1997	Resale	Grant Deed	\$335,000	\$240	\$80K
Nov 26, 1991	Non-arms-length	Grant Deed	\$285,000	\$204	\$228K
Mar 23, 1987	Resale	Grant Deed	\$265,000	\$190	\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Angier Elementary School	Elementary	KG–5	0.9 mi
Charles E. Brown Middle School	Middle	6–8	1.7 mi
Newton South High School	High	9–12	1.9 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 02464

80 CRIME INDEX	102 AIR POLLUTION	3,773 POPULATION	\$130K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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