

Single Family Residence **RESIDENTIAL**

# 40 BOG RIVER BND

MASHPEE, MA 02649

**\$730,108** TopHap Estimate · \$342 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**2,132 ft<sup>2</sup>**  
LIVING AREA

**0.46 ac**  
LOT SIZE

**1988**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

## VALUATION

**\$730K**

\$638K low

\$822K high

Est. Owner Equity

**\$436,608**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,348 (2025) |
| Assessed Value        | \$656,800      |
| Previous Assessed     | \$621,000      |
| Assessor Market Value | \$773,490      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | BARNSTABLE              |
| Lot (acres)   | 0.46                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| Jul 7, 2008  | Financing         | Mortgage   |           |                    | \$235K |
| Jul 7, 2008  | Financing         | Mortgage   |           |                    | \$300K |
| Jul 7, 2008  | Financing         | Mortgage   |           |                    | \$307K |
| Jul 7, 2008  | Recorded document | Grant Deed | \$1       | \$0                |        |
| Aug 27, 2007 | Financing         | Mortgage   |           |                    | \$300K |
| Aug 27, 2007 | Recorded document | Grant Deed | \$1       | \$0                |        |
| Jan 18, 2006 | Financing         | Mortgage   |           |                    | \$235K |
| Jul 3, 1998  | Financing         | Mortgage   |           |                    | \$42K  |
| Aug 27, 1992 | Resale            | Grant Deed | \$91,000  | \$43               | \$86K  |
| Aug 26, 1992 | Non-arms-length   | Grant Deed | \$84,000  | \$39               |        |
| Nov 28, 1989 | Resale            | Grant Deed | \$218,841 | \$103              | \$225K |
| Mar 25, 1988 | Resale            | Grant Deed | \$61,000  | \$29               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Mashpee Middle-High School | Middle     | 7–12   | 0.7 mi   |
| Kenneth Coombs School      | Elementary | PK–2   | 1.5 mi   |

District: Mashpee 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 02649

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>15,617</b><br>POPULATION | <b>\$90K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|