

Single Family Residence **RESIDENTIAL**

# 16 ROSEWOOD DR

WORCESTER, MA 01602

**\$398,146** TopHap Estimate · \$419 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**950 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1953**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$398K**

\$378K low

\$419K high

Last Sale

**\$78,000 · Jan 10, 1997**

Est. Owner Equity

**\$326,146**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,873 (2025) |
| Assessed Value        | \$293,600      |
| Assessor Market Value | \$355,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WORCESTER               |
| Lot (acres)   | 0.18                    |
| Construction  | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|----------|--------------------|--------|
| Jun 14, 2024 | Quitclaim | Quit Claim Transfer |          |                    |        |
| Oct 30, 2001 | Financing | Mortgage            |          |                    | \$72K  |
| Jan 10, 1997 | Resale    | Grant Deed          | \$78,000 | \$82               | \$74K  |
| Jan 10, 1996 | Resale    | Grant Deed          | \$78,000 | \$82               | \$74K  |
| Nov 14, 1989 | Financing | Mortgage            |          |                    | \$325K |
| May 10, 1989 | Financing | Mortgage            |          |                    | \$25K  |
| Jun 3, 1988  | Financing | Mortgage            |          |                    | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| May Street                   | Elementary | KG–6   | 0.4 mi   |
| Doherty Memorial High School | High       | 9–12   | 1.0 mi   |
| University Pk Campus School  | Middle     | 7–12   | 1.2 mi   |

District: Worcester 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 01602

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>93</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>25,609</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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