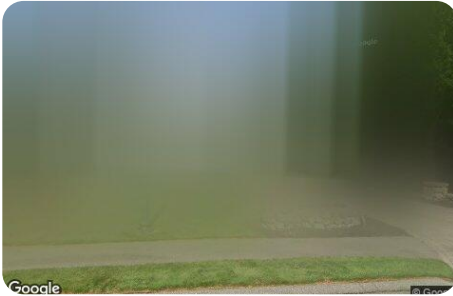


Single Family Residence **RESIDENTIAL**

# 13 ROSS LN

MIDDLETON, MA 01949

**\$2,413,652** TopHap Estimate · \$362 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**4.5**  
BATHS

**6,669 ft<sup>2</sup>**  
LIVING AREA

**2 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

## VALUATION

**\$2.4M**

\$2.2M low

\$2.6M high

Last Sale

**\$2,400,000 · Apr 30, 2021**

Est. Owner Equity

**\$1,913,652**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$28,695 (2025)</b> |
| Assessed Value        | <b>\$2,413,400</b>     |
| Assessor Market Value | <b>\$3,204,730</b>     |

## PROPERTY FACTS

|               |                                         |
|---------------|-----------------------------------------|
| Property Type | <b>Single Family Residence</b>          |
| Style         | <b>Colonial</b>                         |
| County        | <b>ESSEX</b>                            |
| Lot (acres)   | <b>2.00</b>                             |
| Construction  | <b>Frame (Unspecified)</b>              |
| Roof          | <b>Asphalt</b>                          |
| Heating       | <b>Forced Air With Air Conditioning</b> |
| Cooling       | <b>Yes</b>                              |
| Garage        | <b>Garage, Attached</b>                 |
| Pool          | <b>In-Ground Pool</b>                   |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------------------------|-------------|--------------------|--------|
| <b>Apr 26, 2021</b> | Resale    | Quit Claim Arm'S Length For Ne States | \$2,400,000 | \$360              |        |
| <b>Apr 24, 2017</b> | Quitclaim | Quit Claim Transfer                   |             |                    |        |
| <b>May 24, 2013</b> | Quitclaim | Quit Claim Transfer                   | \$1,950,000 | \$292              | \$1.8M |
| <b>Jan 12, 2005</b> | Resale    | Grant Deed                            | \$450,000   | \$67               |        |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| <b>Masconomet Regional High School</b>   | High       | 9–12   | 1.3 mi   |
| <b>Masconomet Regional Middle School</b> | Middle     | 7–8    | 1.4 mi   |
| <b>Fuller Meadow</b>                     | Elementary | KG–2   | 2.6 mi   |

District: Middleton 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 01949

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>42</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>9,880</b><br>POPULATION | <b>\$149K</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>Absentee owner</b> |
|-----------|-----------------------|