

Single Family Residence **RESIDENTIAL**

# 10 ROSECLIFF ST

ROSLINDALE, MA 02131

**\$947,902** TopHap Estimate · \$446 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**5**  
BEDS

**2.5**  
BATHS

**2,124 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1905**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

**4**  
PARKING

## VALUATION

**\$948K**

\$927K low

\$969K high

Last Sale

**\$853,000 · Dec 20, 2021**

Est. Owner Equity

**\$223,402**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$11,761 (2025)</b> |
| Assessed Value        | <b>\$1,015,600</b>     |
| Assessor Market Value | <b>\$1,070,365</b>     |

## PROPERTY FACTS

|               |                                         |
|---------------|-----------------------------------------|
| Property Type | <b>Single Family Residence</b>          |
| Style         | <b>Colonial</b>                         |
| County        | <b>SUFFOLK</b>                          |
| Lot (acres)   | <b>0.14</b>                             |
| Roof          | <b>Asphalt</b>                          |
| Heating       | <b>Forced Air With Air Conditioning</b> |
| Pool          | <b>No</b>                               |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|---------------------------------------|-----------|--------|--------|
| <b>Dec 17, 2021</b> | Resale    | Quit Claim Arm'S Length For Ne States | \$853,000 | \$402  | \$725K |
| <b>Sep 4, 2020</b>  | Quitclaim | Quit Claim Transfer                   |           |        |        |
| <b>May 29, 2019</b> | Quitclaim | Quit Claim Transfer                   |           |        |        |
| <b>Feb 23, 2011</b> | Financing | Mortgage                              |           |        | \$119K |
| <b>Apr 18, 2008</b> | Financing | Mortgage                              |           |        | \$180K |
| <b>Feb 9, 2006</b>  | Financing | Mortgage                              |           |        | \$25K  |
| <b>Jun 17, 2005</b> | Financing | Mortgage                              |           |        | \$50K  |
| <b>Sep 14, 2004</b> | Financing | Mortgage                              |           |        | \$67K  |
| <b>May 30, 2002</b> | Financing | Mortgage                              |           |        | \$50K  |
| <b>Mar 8, 1999</b>  | Financing | Mortgage                              |           |        | \$30K  |
| <b>Nov 5, 1992</b>  | Financing | Mortgage                              |           |        | \$15K  |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Phineas Bates Elementary School</b> | Elementary | PK–5   | 0.3 mi   |
| <b>Washington Irving Middle School</b> | Middle     | 6–8    | 0.4 mi   |
| <b>Another Course To College</b>       | High       | 9–12   | 1.4 mi   |

District: Boston 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 02131

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>29,422</b><br>POPULATION | <b>\$105K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|