

Single Family Residence **RESIDENTIAL**

# 53 KINGS ROW

ASHLAND, MA 01721

**\$1,137,500** TopHap Estimate · \$499 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,280 ft<sup>2</sup>**  
LIVING AREA

**0.75 ac**  
LOT SIZE

**1981**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

**2**  
PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$1,060,000 · Nov 1, 2024**

Est. Owner Equity

**\$348,600**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,466 (2025) |
| Assessed Value        | \$897,900       |
| Assessor Market Value | \$1,001,015     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | MIDDLESEX                        |
| Lot (acres)   | 0.75                             |
| Construction  | Concrete                         |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | Yes                              |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------------------------|-------------|--------------------|--------|
| Nov 1, 2024  | Resale    | Quit Claim Arm'S Length For Ne States | \$1,060,000 | \$465              | \$848K |
| Jul 25, 2024 | Quitclaim | Quit Claim Transfer                   |             |                    |        |
| Mar 31, 2022 | Resale    | Quit Claim Arm'S Length For Ne States | \$804,000   | \$353              |        |
| Mar 12, 2018 | Resale    | Quit Claim Transfer                   | \$536,710   | \$235              |        |
| Jun 7, 2007  | Resale    | Deed                                  | \$475,000   | \$208              | \$350K |
| Mar 15, 2007 | Financing | Mortgage                              |             |                    | \$215K |
| Dec 16, 2004 | Financing | Mortgage                              |             |                    | \$170K |
| May 10, 2002 | Financing | Mortgage                              |             |                    | \$100K |
| May 5, 1997  | Financing | Mortgage                              |             |                    | \$25K  |
| Jan 26, 1994 | Financing | Mortgage                              |             |                    | \$149K |
| Oct 21, 1991 | Financing | Mortgage                              |             |                    | \$150K |
| Dec 6, 1989  | Financing | Mortgage                              |             |                    | \$116K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ashland Middle School            | Middle     | 6–8    | 1.3 mi   |
| Ashland High School              | High       | 9–12   | 2.2 mi   |
| Henry E Warren Elementary School | Elementary | KG–2   | 2.9 mi   |

District: Ashland 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 01721

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>18,969</b><br>POPULATION | <b>\$136K</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 | Owner occupied |
|-----------|----------------|