

Single Family Residence **RESIDENTIAL**

# 6 ROSS LN

MIDDLETON, MA 01949

**\$1,751,589** TopHap Estimate · \$359 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**4.5**  
BATHS

**4,884 ft<sup>2</sup>**  
LIVING AREA

**2.71 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

## VALUATION

**\$1.8M**

\$1.7M low

\$1.8M high

Last Sale

**\$1,195,000 · May 23, 2016**

Est. Owner Equity

**\$170,589**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$19,110 (2025) |
| Assessed Value        | \$1,607,200     |
| Assessor Market Value | \$1,866,940     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | ESSEX                   |
| Lot (acres)   | 2.71                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 85<br>FLOOD | 19<br>WILDFIRE | 57<br>HEAT | 84<br>STORM | 32<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------------------------|-------------|--------------------|--------|
| Sep 19, 2025 | Quitclaim | Quit Claim Transfer                   |             |                    |        |
| May 23, 2016 | Resale    | Quit Claim Arm'S Length For Ne States | \$1,195,000 | \$245              | \$956K |
| Aug 14, 2013 | Financing | Mortgage                              |             |                    | \$250K |
| Aug 27, 2010 | Financing | Mortgage                              |             |                    | \$348K |
| May 28, 2009 | Financing | Mortgage                              |             |                    | \$350K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL  | GRADES | DISTANCE |
|-----------------------------------|--------|--------|----------|
| Masconomet Regional High School   | High   | 9–12   | 1.4 mi   |
| Masconomet Regional Middle School | Middle | 7–8    | 1.5 mi   |

|               |            |      |        |
|---------------|------------|------|--------|
| Fuller Meadow | Elementary | KG–2 | 2.5 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

|                                      |                                        |                                        |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>42</div> <div>CRIME INDEX</div> | <div>97</div> <div>AIR POLLUTION</div> | <div>9,880</div> <div>POPULATION</div> | <div>\$149K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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