

Single Family Residence **RESIDENTIAL**

149 DEFOREST ST

ROSLINDALE, MA 02131

\$620,582 TopHap Estimate · \$708 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

877 ft²

LIVING AREA

0.17 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$621K

\$592K low

\$650K high

Last Sale

\$605,000 · Jul 23, 2025

Est. Owner Equity

\$35,582

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$5,355 (2025)
Assessed Value	\$462,400
Assessor Market Value	\$569,525

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SUFFOLK
Lot (acres)	0.17
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$605,000	\$690	\$560K
Apr 14, 2006	Resale	Grant Deed	\$285,000	\$325	\$257K
Dec 5, 2002	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George H. Conley Elementary School	Elementary	PK–5	0.3 mi
Another Course To College	High	9–12	0.8 mi
Washington Irving Middle School	Middle	6–8	0.9 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

70 CRIME INDEX	105 AIR POLLUTION	29,422 POPULATION	\$105K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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