

Single Family Residence

**RESIDENTIAL**

# 21 RACE LN

SANDWICH, MA 02563

**\$500,580** TopHap Estimate · \$444 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,128 ft<sup>2</sup>**

LIVING AREA

**0.5 ac**

LOT SIZE

**1972**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$501K**

\$460K low

\$541K high

Last Sale

**\$220,000 · Dec 20, 2002**

Est. Owner Equity

**\$216,580**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,735 (2025) |
| Assessed Value        | \$448,000      |
| Assessor Market Value | \$537,795      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | BARNSTABLE                       |
| Lot (acres)   | 0.50                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Feb 2, 2005  | Financing | Mortgage   |           |                    | \$64K  |
| Jan 12, 2005 | Financing | Mortgage   |           |                    | \$220K |
| Dec 20, 2002 | Resale    | Grant Deed | \$220,000 | \$195              | \$220K |
| May 1, 2002  | Financing | Mortgage   |           |                    | \$130K |
| Feb 2, 2000  | Financing | Mortgage   |           |                    | \$10K  |
| Aug 26, 1999 | Resale    | Grant Deed | \$136,500 | \$121              | \$90K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Forestdale School           | Elementary | PK–2   | 3.4 mi   |
| Sandwich Middle High School | Middle     | 7–12   | 3.5 mi   |

District: Sandwich 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 02563

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>48</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>10,903</b><br>POPULATION | <b>\$120K</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> |
|-----------|-----------------------|