

Single Family Residence **RESIDENTIAL**

56 SOUTH ST

ROCKPORT, MA 01966

\$926,262 TopHap Estimate · \$543 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,705 ft²

LIVING AREA

0.28 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$926K

\$865K low

\$987K high

Last Sale

\$810,000 · Dec 14, 2023

Est. Owner Equity

\$505,162

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,752 (2025)
Assessed Value	\$770,800
Assessor Market Value	\$870,390

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	0.28
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$810,000	\$475	\$410K
May 26, 2021	Quitclaim	Quit Claim Transfer			
Nov 9, 2005	Financing	Mortgage			\$25K
Nov 9, 2005	Financing	Mortgage			\$160K
Dec 7, 2004	Financing	Mortgage			\$48K
Nov 24, 2004	Resale	Grant Deed	\$530,000	\$311	\$424K
Nov 24, 2004	Financing	Mortgage			\$53K
Apr 24, 2003	Financing	Mortgage			\$360K
Jul 2, 2001	Financing	Mortgage			\$275K
Jul 2, 2001	Financing	Mortgage			\$40K
Apr 30, 2001	Resale	Grant Deed	\$347,000	\$204	\$312K
Nov 3, 1997	Financing	Mortgage			\$138K
Oct 21, 1994	Resale	Grant Deed	\$193,500	\$113	\$135K
Jan 31, 1992	Resale	Grant Deed	\$300,000	\$176	
Jan 7, 1988	Financing	Mortgage			\$466K

May 1, 1987	Resale	Grant Deed	\$215,000	\$126	\$190K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockport Middle High School	Middle	6–12	0.4 mi
Rockport Elementary School	Elementary	PK–5	0.5 mi

District: Rockport 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 01966

164 CRIME INDEX	94 AIR POLLUTION	7,145 POPULATION	\$94K MEDIAN IN-COME	49°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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