

Single Family Residence **RESIDENTIAL**

2 RACE LN

SANDWICH, MA 02563

\$491,126 TopHap Estimate · \$449 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,094 ft²
LIVING AREA

0.55 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$491K

\$473K low

\$510K high

Est. Owner Equity

\$413,526

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$4,318 (2025)
Assessed Value	\$408,500
Assessor Market Value	\$497,800

PROPERTY FACTS

Property Type	Single Family Residence
County	BARNSTABLE
Lot (acres)	0.55
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

46
FLOOD

8
WILDFIRE

48
HEAT

86
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 1995	Resale	Grant Deed	\$87,000	\$80	\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandwich Middle High School	Middle	7–12	3.5 mi
Forestdale School	Elementary	PK–2	3.6 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

48 CRIME INDEX	88 AIR POLLUTION	10,903 POPULATION	\$120K 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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