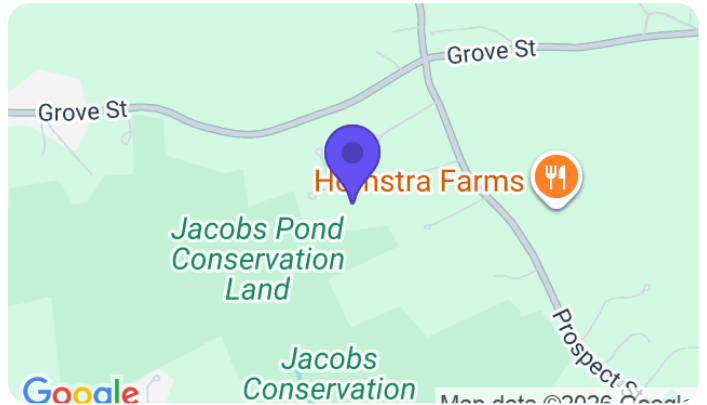
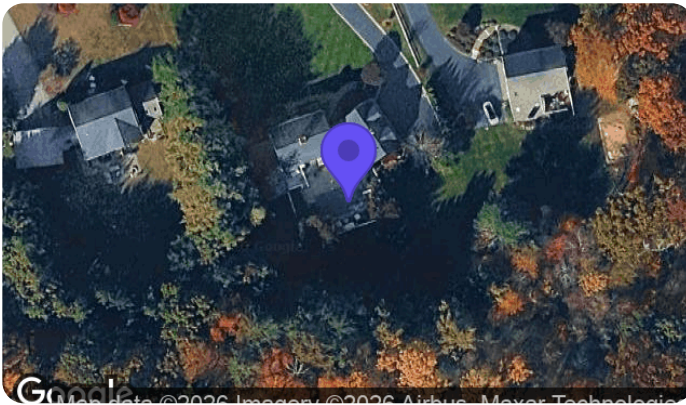


Single Family Residence **RESIDENTIAL**

45 R F HIGGINS DR

NORWELL, MA 02061

\$1,625,369 TopHap Estimate · \$439 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,706 ft²
LIVING AREA

1.28 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

VALUATION

\$1.6M

\$1.6M low

\$1.7M high

Last Sale

\$1,512,500 · Jul 22, 2025

Est. Owner Equity

\$1,187,869

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$19,632 (2025)
Assessed Value	\$1,502,100
Assessor Market Value	\$1,425,475

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLYMOUTH
Lot (acres)	1.28
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

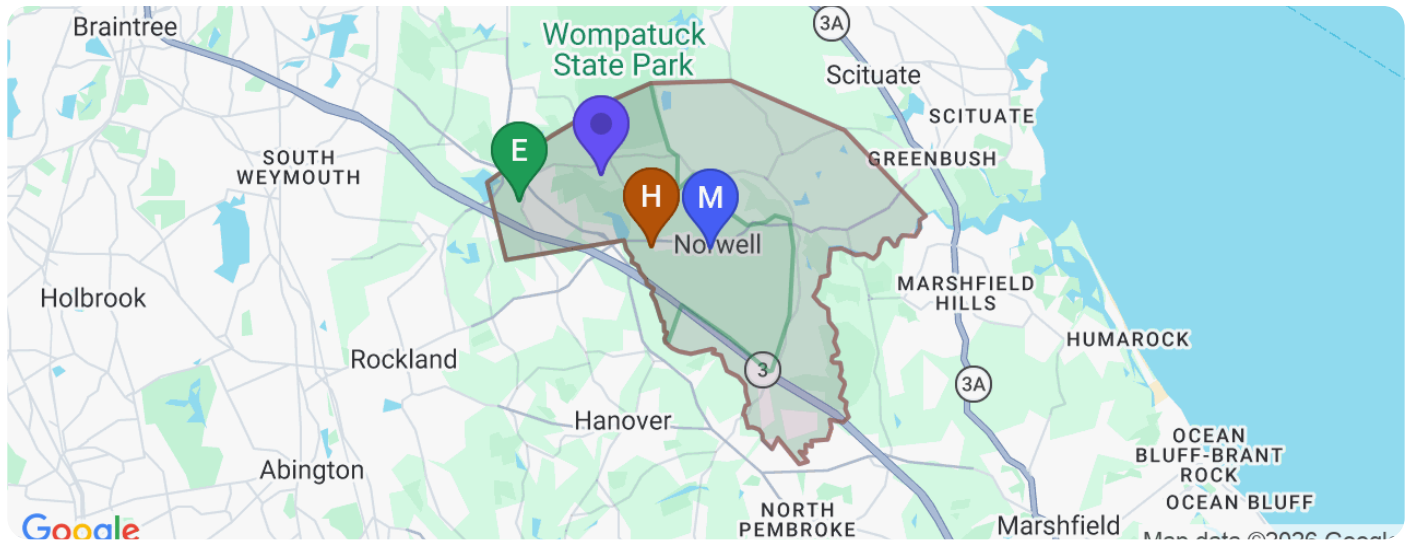
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$1,512,500	\$408	\$438K
Nov 13, 2002	Financing	Mortgage			\$175K
Oct 30, 1992	Resale	Grant Deed	\$480,000	\$130	\$202K
May 27, 1992	Financing	Mortgage			\$49K
Dec 23, 1991	Financing	Mortgage			\$160K
Mar 6, 1991	Financing	Mortgage			\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Farrar Cole	Elementary	PK–5	1.4 mi
Norwell High School	High	9–12	1.4 mi
Norwell Middle School	Middle	6–8	2.1 mi

District: Norwell 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 02061

27 CRIME INDEX	95 AIR POLLUTION	11,639 POPULATION	\$181K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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