

Condominium

**RESIDENTIAL**

# 13 ROBBINS ST

WALTHAM, MA 02453

**\$837,466** TopHap Estimate · \$371 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,260 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1900**

YEAR BUILT

**3**

STORIES

**9**

ROOMS

## VALUATION

**\$837K**

\$752K low

\$923K high

Last Sale

**\$828,000 · Feb 9, 2026**

Est. Owner Equity

**\$216,466**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,902 (2025) |
| Assessed Value        | \$804,700      |
| Assessor Market Value | \$847,685      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | MIDDLESEX                        |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                                  | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------------------------------|-----------|--------|--------|
| Feb 9, 2026 | Resale | Quit Claim Arm'S Length For Ne States | \$828,000 | \$366  | \$621K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Henry Whittemore Elementary School | Elementary | KG–5   | 0.7 mi   |
| John W. McDevitt Middle School     | Middle     | 6–8    | 1.1 mi   |
| Waltham Sr High School             | High       | 9–12   | 2.2 mi   |

District: Waltham 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 02453

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>106</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>32,080</b><br>POPULATION | <b>\$107K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|