

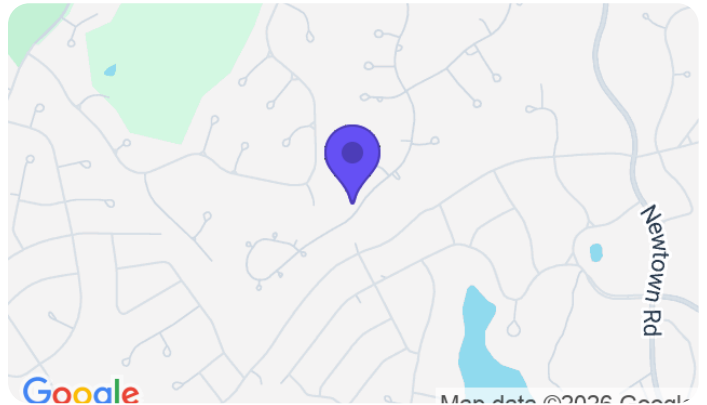
Single Family Residence

RESIDENTIAL

40 REFLECTION DR

SANDWICH, MA 02563

\$1,808,935 TopHap Estimate · \$484 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,739 ft²

LIVING AREA

0.43 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.8M

\$1.5M low

\$2.1M high

Last Sale

\$1,700,000 · Aug 15, 2024

Est. Owner Equity

\$1,808,935

TAX & ASSESSMENT

Property Tax	\$12,239 (2025)
Assessed Value	\$1,157,900
Previous Assessed	\$1,157,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Barnstable
Lot (acres)	0.43
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

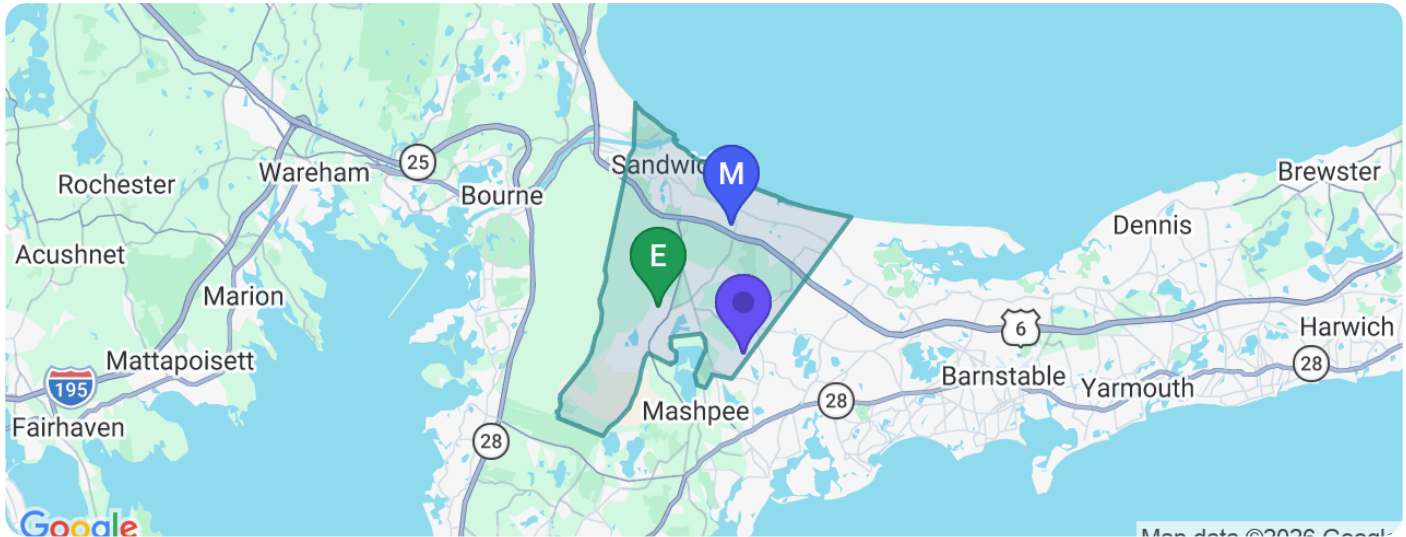
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$1,700,000	\$455	
Dec 23, 2015	Quitclaim	Quit Claim Transfer			
Mar 27, 2012	Financing	Mortgage			\$125K
Mar 27, 2012	Financing	Mortgage			\$375K
Jan 29, 2010	Financing	Mortgage			\$417K
Jan 29, 2010	Financing	Mortgage			\$250K
Aug 20, 2009	Financing	Mortgage			\$200K
Apr 7, 2006	Financing	Mortgage			\$100K
Dec 14, 2004	Financing	Mortgage			\$700K
Jun 25, 2004	Resale	Grant Deed	\$320,000	\$86	
Oct 15, 2001	Resale	Grant Deed	\$195,000	\$52	
Dec 30, 1994	Resale	Grant Deed	\$90,000	\$24	\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forestdale School	Elementary	PK–2	3.2 mi
Sandwich Middle High School	Middle	7–12	4.2 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------