

Single Family Residence **RESIDENTIAL**

1 ROSEWOOD LN

ATTLEBORO FALLS, MA 02763

\$713,956 TopHap Estimate · \$409 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,746 ft²

LIVING AREA

0.35 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$714K

\$686K low

\$742K high

Last Sale

\$635,000 · Aug 31, 2021

Est. Owner Equity

\$205,956

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,729 (2025)
Assessed Value	\$570,700
Assessor Market Value	\$644,765

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BRISTOL
Lot (acres)	0.35
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

5
WILDFIRE

56
HEAT

95
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$635,000	\$364	\$508K
Apr 22, 2010	Recorded document	Grant Deed	\$1	\$0	
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Apr 6, 2009	Financing	Mortgage			\$45K
May 27, 2003	Non-arms-length	Grant Deed	\$75,000	\$43	
Jul 26, 1993	Financing	Mortgage			\$141K
Nov 27, 1990	Resale	Grant Deed	\$85,000	\$49	
May 2, 1989	Financing	Mortgage			\$170K
Feb 7, 1989	Financing	Mortgage			\$40K
Feb 7, 1989	Resale	Grant Deed	\$700,000	\$401	\$210K

Jan 3, 1989	Resale	Grant Deed	\$224,000	\$128	\$125K
Nov 10, 1988	Resale	Grant Deed	\$249,900	\$143	\$90K
Jul 18, 1988	Resale	Grant Deed	\$1,280,000	\$733	\$734K
Jan 20, 1988	Resale	Grant Deed	\$277,900	\$159	\$250K
Jul 23, 1987	Financing	Mortgage			\$480K
Jun 5, 1987	Financing	Mortgage			\$35K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Falls Elementary School	Elementary	KG–5	0.9 mi
North Attleboro High School	High	9–12	1.6 mi
North Attleboro Middle School	Middle	6–8	1.6 mi

District: North Attleborough 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 02763

49 CRIME INDEX	104 AIR POLLUTION	1,597 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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