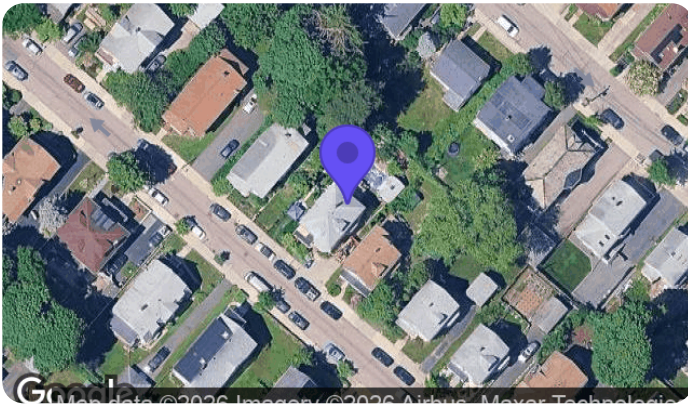


Single Family Residence **RESIDENTIAL**

73 FLETCHER ST

ROSLINDALE, MA 02131

\$1,252,107 TopHap Estimate · \$578 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

2,166 ft²
LIVING AREA

0.11 ac
LOT SIZE

1903
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,426,000 · Nov 13, 2024

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$12,299 (2025)
Assessed Value	\$1,062,100
Assessor Market Value	\$1,350,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SUFFOLK
Lot (acres)	0.12
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

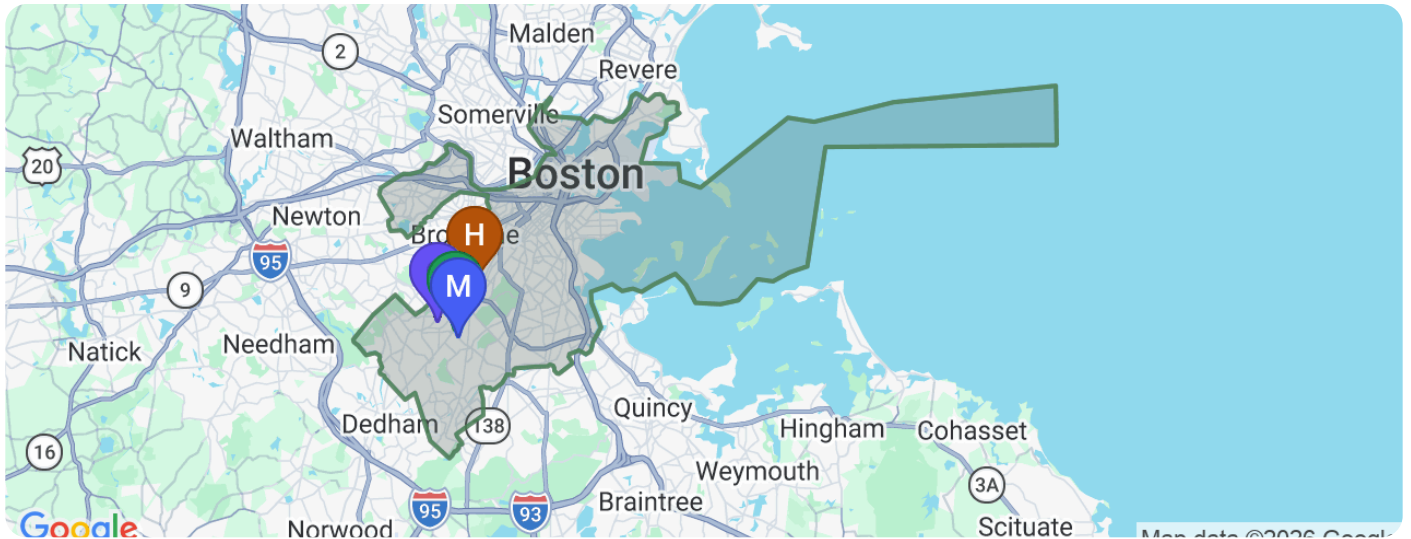
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$1,426,000	\$658	\$1.3M
Oct 21, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$855,000	\$395	\$684K
Apr 9, 2012	Financing	Mortgage			\$275K
Nov 16, 2009	Financing	Mortgage			\$283K
Nov 3, 2005	Resale	Grant Deed	\$505,000	\$233	\$250K
Dec 18, 1998	Financing	Mortgage			\$60K
Sep 30, 1992	Resale	Grant Deed	\$152,500	\$70	\$90K
Sep 17, 1987	Resale	Grant Deed	\$175,000	\$81	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Sumner Elementary School	Elementary	PK–5	0.6 mi
Washington Irving Middle School	Middle	6–8	0.8 mi
Margarita Muniz Academy	High	9–12	1.7 mi

District: Boston 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 02131

70 CRIME INDEX	105 AIR POLLUTION	29,422 POPULATION	\$105K 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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