

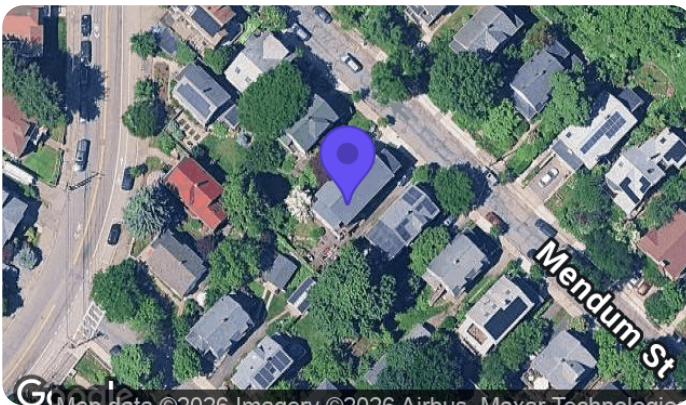
Condominium

RESIDENTIAL

44 MENDUM ST

ROSLINDALE, MA 02131

\$665,023 TopHap Estimate · \$549 / ft² · confidence 98 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,212 ft²
LIVING AREA

2,340 ft²
LOT SIZE

1920
YEAR BUILT

1
STORIES

7
ROOMS

1
PARKING

VALUATION

\$665K

\$650K low

\$680K high

Last Sale

\$275,000 · Jun 27, 2002

Est. Owner Equity

\$500,023

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,969 (2025)
Assessed Value	\$515,500
Assessor Market Value	\$664,430

PROPERTY FACTS

Property Type	Condominium
County	SUFFOLK
Lot (acres)	0.05
Roof	Asphalt
Heating	Hot Water
Pool	No

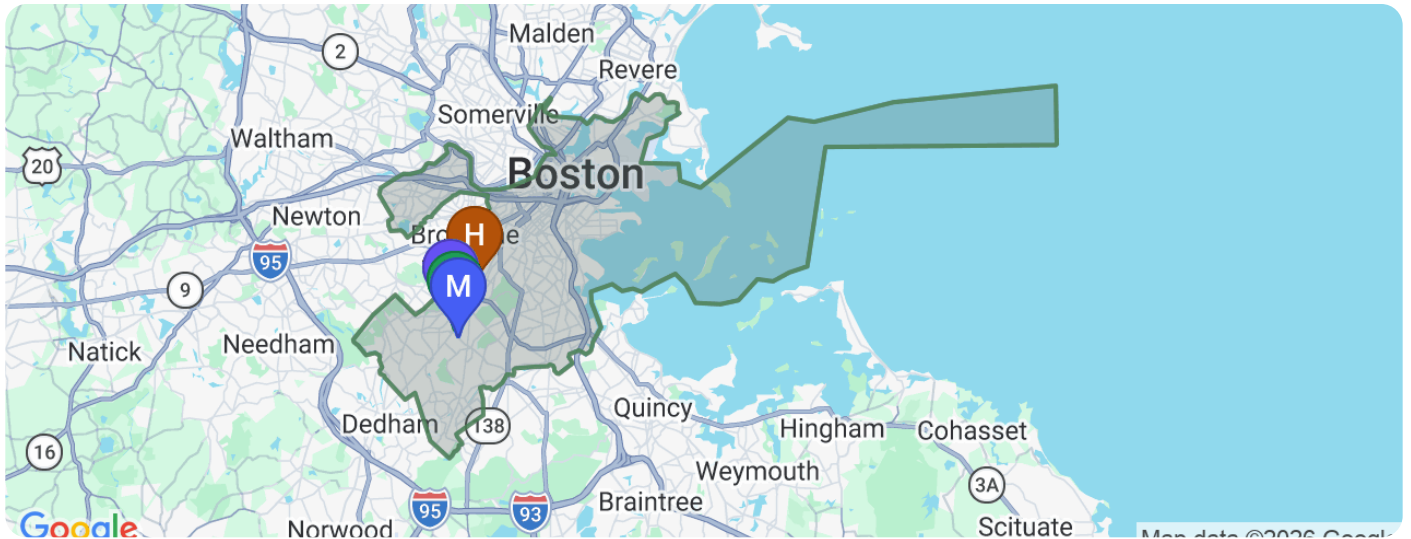
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 2, 2013	Financing	Mortgage			\$165K
Nov 2, 2010	Financing	Mortgage			\$193K
Jul 7, 2008	Financing	Mortgage			\$20K
Jul 30, 2003	Financing	Mortgage			\$218K
Jun 27, 2002	Resale	Grant Deed	\$275,000	\$227	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Sumner Elementary School	Elementary	PK–5	0.4 mi
Washington Irving Middle School	Middle	6–8	0.6 mi
Margarita Muniz Academy	High	9–12	1.3 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	Absentee owner
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