

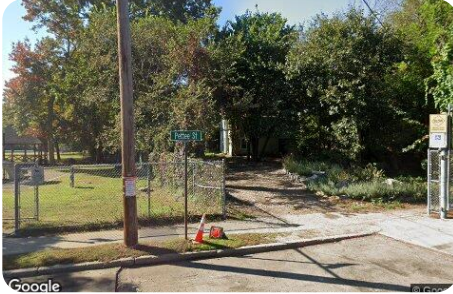
Condominium

RESIDENTIAL

74 ROCKLAND PL

NEWTON UPPER FALLS, MA 02464

\$468,467 TopHap Estimate · \$816 / ft² · confidence 89 · as of Jul 14, 2026



1

BEDS

1

BATHS

574 ft²

LIVING AREA

0.35 ac

LOT SIZE

1870

YEAR BUILT

2

STORIES

3

ROOMS

1

PARKING

VALUATION

\$468K

\$416K low

\$521K high

Last Sale

\$375,000 · Sep 2, 2020

Est. Owner Equity

\$258,867

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,574 (2025)
Assessed Value	\$364,700
Assessor Market Value	\$627,665

PROPERTY FACTS

Property Type	Condominium
County	MIDDLESEX
Lot (acres)	0.35
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 10, 2004	Financing	Mortgage			\$210K
Mar 31, 2003	Financing	Mortgage			\$178K
May 6, 2002	Resale	Grant Deed	\$180,000	\$314	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Angier Elementary School	Elementary	KG–5	0.9 mi
Charles E. Brown Middle School	Middle	6–8	1.7 mi
Newton South High School	High	9–12	1.8 mi

District: Newton 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 02464

80 CRIME INDEX	102 AIR POLLUTION	3,773 POPULATION	\$130K MEDIAN IN-COME	49°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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