

Condominium

**RESIDENTIAL**

## 2 RUSSELL PL

ARLINGTON, MA 02474

**\$1,286,442** TopHap Estimate · \$563 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,285 ft<sup>2</sup>**

LIVING AREA

**1.93 ac**

LOT SIZE

**2003**

YEAR BUILT

**3**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$1.3M**

\$1.3M low

\$1.3M high

Last Sale

**\$1,049,000 · Sep 15, 2022**

Est. Owner Equity

**\$447,242**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,367 (2025) |
| Assessed Value        | \$1,055,400     |
| Assessor Market Value | \$1,152,730     |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| County        | MIDDLESEX           |
| Construction  | Frame (Unspecified) |
| Roof          | Asphalt             |
| Heating       | Central             |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Garage        | Garage, Basement    |
| Pool          | No                  |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED             | PRICE       | \$/FT² | LOAN   |
|--------------|-----------------|------------------|-------------|--------|--------|
| Sep 15, 2022 | Resale          | Condominium Deed | \$1,049,000 | \$459  | \$839K |
| Jul 19, 2013 | Financing       | Mortgage         |             |        | \$408K |
| May 12, 2011 | Resale          | Grant Deed       | \$580,000   | \$254  |        |
| Oct 16, 2003 | Resale          | Grant Deed       | \$601,850   | \$263  | \$480K |
| Feb 26, 2003 | Non-arms-length | Grant Deed       | \$94,000    | \$41   | \$67K  |
| Jun 30, 1997 | Financing       | Mortgage         |             |        | \$68K  |
| Sep 13, 1989 | Financing       | Mortgage         |             |        | \$11K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Arlington High School            | High       | 9–12   | 0.3 mi   |
| John A. Bishop Elementary School | Elementary | KG–5   | 0.4 mi   |
| Ottoson Middle School            | Middle     | 7–8    | 1.1 mi   |

District: Arlington 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 02474

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>93</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>28,942</b><br>POPULATION | <b>\$135K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|