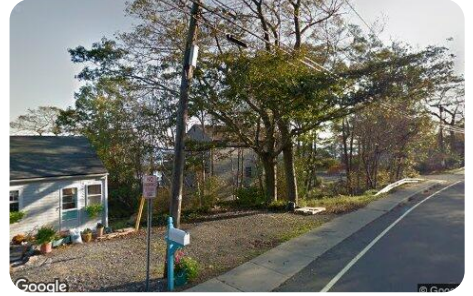


Single Family Residence **RESIDENTIAL**

45 THATCHER RD

ROCKPORT, MA 01966

\$2,007,558 TopHap Estimate · \$712 / ft² · confidence 74 · as of Jul 14, 2026



6

BEDS

2.5

BATHS

2,821 ft²

LIVING AREA

4.68 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$2M

\$1.5M low

\$2.5M high

Est. Owner Equity

\$1,833,058

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$7,969 (2025)
Assessed Value	\$909,700
Previous Assessed	\$881,500
Assessor Market Value	\$1,529,690

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	4.68
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

Elevator

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 1999	Financing	Mortgage			\$175K
Mar 30, 1995	Resale	Grant Deed	\$379,000	\$134	\$73K
Jan 18, 1989	Financing	Mortgage			\$150K
Sep 16, 1987	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockport Elementary School	Elementary	PK–5	1.0 mi
Rockport Middle High School	Middle	6–12	1.1 mi

District: Rockport 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 01966

164 CRIME INDEX	94 AIR POLLUTION	7,145 POPULATION	\$94K MEDIAN IN-COME	49°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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