

Single Family Residence **RESIDENTIAL**

# 8 RUSSELL ST

CANTON, MA 02021

**\$841,328** TopHap Estimate · \$304 / ft² · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,769 ft²**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**1957**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

## VALUATION

**\$841K**

\$784K low

\$899K high

Last Sale

**\$100,000 · Jul 26, 1991**

Est. Owner Equity

**\$534,328**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,917 (2025) |
| Assessed Value        | \$800,500      |
| Previous Assessed     | \$776,900      |
| Assessor Market Value | \$842,080      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | NORFOLK                          |
| Lot (acres)   | 0.18                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| Apr 23, 2012 | Financing       | Mortgage   |           |                    | \$355K |
| May 26, 2009 | Financing       | Mortgage   |           |                    | \$362K |
| May 15, 2006 | Financing       | Mortgage   |           |                    | \$160K |
| Dec 7, 2004  | Financing       | Mortgage   |           |                    | \$100K |
| Aug 26, 2003 | Financing       | Mortgage   |           |                    | \$275K |
| Aug 26, 2003 | Financing       | Mortgage   |           |                    | \$70K  |
| May 23, 2001 | Financing       | Mortgage   |           |                    | \$170K |
| Feb 14, 2000 | Financing       | Mortgage   |           |                    | \$130K |
| May 8, 1996  | Financing       | Mortgage   |           |                    | \$65K  |
| Jul 26, 1991 | Non-arms-length | Grant Deed | \$100,000 | \$36               | \$35K  |
| Jul 26, 1991 | Financing       | Mortgage   |           |                    | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Lt. Peter M. Hansen Elementary School | Elementary | KG–5   | 0.7 mi   |
| William H. Galvin Middle School       | Middle     | 6–8    | 0.9 mi   |
| Canton High School                    | High       | 9–12   | 1.9 mi   |

District: Canton 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 02021

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>25,067</b><br>POPULATION | <b>\$132K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|