

Duplex (2 Units, Any Combination)

RESIDENTIAL

40 MANNING ST

ROSLINDALE, MA 02131



5

BEDS

2

BATHS

2,236 ft²

LIVING AREA

0.11 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

11

ROOMS

5

PARKING

VALUATION

Last Sale

\$951,000 · Oct 24, 2024

TAX & ASSESSMENT

Property Tax

\$8,797 (2025)

Assessed Value

\$759,700

Previous Assessed

\$758,100

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Two Family
County	Suffolk
Lot (acres)	0.12
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$951,000	\$425	\$934K
Jun 28, 2005	Financing	Mortgage			\$403K
Dec 24, 2002	Resale	Grant Deed	\$414,000	\$185	\$394K
Jan 17, 2002	Financing	Mortgage			\$50K
Jun 21, 2001	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John D. Philbrick Elementary School	Elementary	PK–5	0.5 mi
Washington Irving Middle School	Middle	6–8	0.6 mi
Another Course To College	High	9–12	1.0 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	Owner occupied
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