

Single Family Residence **RESIDENTIAL**

40 ROSECLIFF ST

ROSLINDALE, MA 02131

\$809,237 TopHap Estimate · \$373 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,170 ft²

LIVING AREA

0.12 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

9

ROOMS

4

PARKING

VALUATION

\$809K

\$756K low

\$862K high

Last Sale

\$98,000 · Jul 5, 1994

Est. Owner Equity

\$709,237

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$8,400 (2025)
Assessed Value	\$725,400
Assessor Market Value	\$1,111,120

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SUFFOLK
Lot (acres)	0.12
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2024	Quitclaim	Quit Claim Transfer			
Aug 20, 2007	Financing	Mortgage			\$125K
Aug 12, 2003	Financing	Mortgage			\$100K
Jul 5, 1994	Resale	Grant Deed	\$98,000	\$45	\$86K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Irving Middle School	Middle	6–8	0.3 mi
Phineas Bates Elementary School	Elementary	PK–5	0.3 mi
Another Course To College	High	9–12	1.3 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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