

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 44 ROSECLIFF ST

ROSLINDALE, MA 02131



**4**

BEDS

**2**

BATHS

**2,348 ft²**

LIVING AREA

**0.11 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

**5**

PARKING

## VALUATION

Last Sale

**\$185,000 · Jan 21, 1998**

## TAX & ASSESSMENT

Property Tax

**\$8,310 (2025)**

Assessed Value

**\$717,600**

Previous Assessed

**\$661,700**

## 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     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| May 14, 2012 | Financing | Mortgage   |           |                    | \$250K |
| Apr 1, 2009  | Financing | Mortgage   |           |                    | \$258K |
| Dec 14, 2006 | Financing | Mortgage   |           |                    | \$50K  |
| Apr 13, 2004 | Financing | Grant Deed |           |                    | \$124K |
| Apr 13, 2004 | Financing | Grant Deed |           |                    | \$217K |
| Jan 21, 1998 | Resale    | Grant Deed | \$185,000 | \$79               | \$176K |
| Apr 1, 1996  | Resale    | Grant Deed | \$105,000 | \$45               | \$109K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>29,422</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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