

Single Family Residence **RESIDENTIAL**

# 8 FLORENCE ST

ROSLINDALE, MA 02131

**\$1,114,981** TopHap Estimate · \$406 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**4**  
BEDS

**1.5**  
BATHS

**2,744 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**1902**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**3**  
PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

\$599,000 · Nov 24, 2003

Est. Owner Equity

**\$167,981**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

Property Tax

**\$11,602 (2025)**

Assessed Value

**\$1,001,900**

Assessor Market Value

**\$1,101,050**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | SUFFOLK                          |
| Lot (acres)   | 0.13                             |
| Foundation    | No Foundation                    |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Mar 23, 2006 | Financing | Mortgage   |           |                    | \$100K |
| Jun 1, 2004  | Financing | Grant Deed |           |                    | \$25K  |
| Jun 1, 2004  | Financing | Grant Deed |           |                    | \$488K |
| Nov 24, 2003 | Financing | Grant Deed |           |                    | \$90K  |
| Nov 24, 2003 | Resale    | Grant Deed | \$599,000 | \$218              | \$419K |
| Sep 2, 2003  | Financing | Mortgage   |           |                    | \$179K |
| Oct 25, 2000 | Financing | Mortgage   |           |                    | \$190K |
| Jun 28, 1993 | Financing | Mortgage   |           |                    | \$60K  |
| Nov 21, 1990 | Resale    | Grant Deed | \$150,000 | \$55               | \$65K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charles Sumner Elementary School | Elementary | PK–5   | 0.1 mi   |
| Washington Irving Middle School  | Middle     | 6–8    | 0.2 mi   |
| Another Course To College        | High       | 9–12   | 1.5 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> |
|-----------|-----------------------|