

Single Family Residence **RESIDENTIAL**

176 THATCHER RD

ROCKPORT, MA 01966

\$870,322 TopHap Estimate · \$531 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,640 ft²

LIVING AREA

0.32 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$870K

\$819K low

\$922K high

Last Sale

\$390,000 · Aug 26, 2003

Est. Owner Equity

\$505,322

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,994 (2025)
Assessed Value	\$684,200
Previous Assessed	\$660,600
Assessor Market Value	\$794,865

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.32
Roof	Asphalt
Heating	Electric
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2004	Financing	Mortgage			\$30K
Nov 24, 2003	Financing	Mortgage			\$350K
Aug 26, 2003	Resale	Grant Deed	\$390,000	\$238	
Jun 29, 2001	Financing	Mortgage			\$25K
Jun 22, 2001	Financing	Mortgage			\$205K
Mar 9, 2000	Financing	Mortgage			\$34K
Aug 31, 1993	Resale	Grant Deed	\$154,000	\$94	\$149K
Feb 15, 1989	Financing	Mortgage			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockport Elementary School	Elementary	PK–5	1.7 mi
Rockport Middle High School	Middle	6–12	1.8 mi

District: Rockport 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 01966

164 CRIME INDEX	94 AIR POLLUTION	7,145 POPULATION	\$94K MEDIAN IN-COME	49°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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