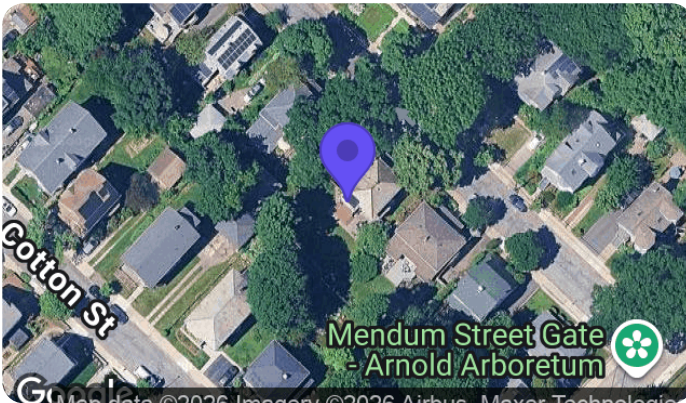


Single Family Residence **RESIDENTIAL**

8 MENDUM ST

ROSLINDALE, MA 02131

\$1,250,000 TopHap Estimate · \$877 / ft² · confidence 80 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,425 ft²
LIVING AREA

0.13 ac
LOT SIZE

1920
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.3M

\$995K low

\$1.5M high

Last Sale

\$1,250,000 · Jul 9, 2026

Est. Owner Equity

\$350,000

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$10,723 (2025)
Assessed Value	\$926,000
Assessor Market Value	\$1,111,975

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SUFFOLK
Lot (acres)	0.13
Roof	Slate
Heating	Hot Water
Pool	No

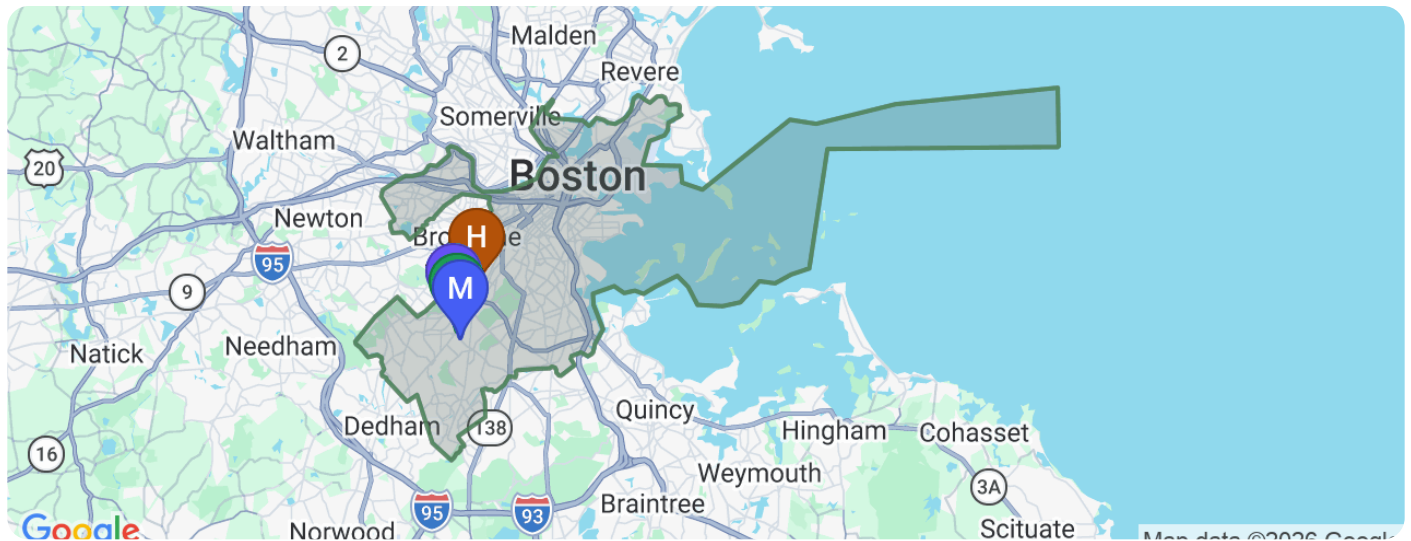
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2026	Resale	Quit Claim Transfer	\$1,250,000	\$877	\$900K
May 21, 2026	Financing	Mortgage			\$275K
Aug 19, 2019	Resale	Quit Claim Arm'S Length For Ne States	\$860,000	\$604	\$704K
Nov 30, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$631,000	\$443	\$505K
Feb 24, 2012	Financing	Mortgage			\$12K
Sep 18, 2006	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Sumner Elementary School	Elementary	PK–5	0.3 mi
Washington Irving Middle School	Middle	6–8	0.6 mi
Margarita Muniz Academy	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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