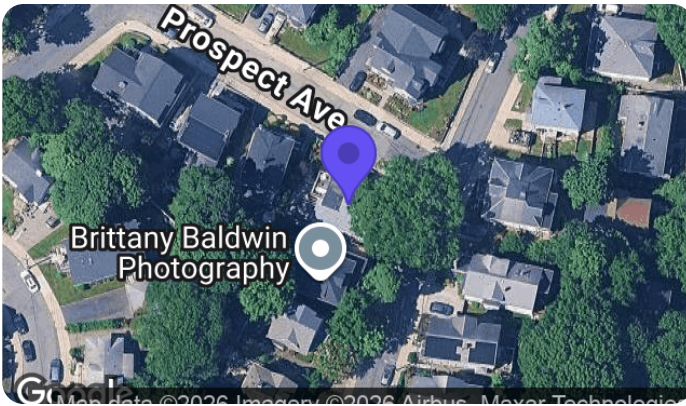


Duplex (2 Units, Any Combination) **RESIDENTIAL**

2 PROSPECT AVE

ROSLINDALE, MA 02131



3

BEDS

3.5

BATHS

2,465 ft²

LIVING AREA

4,109 ft²

LOT SIZE

1901

YEAR BUILT

3

STORIES

7

ROOMS

VALUATION

Last Sale

\$1,295,000 · Dec 20, 2024

TAX & ASSESSMENT

Property Tax

\$8,436 (2025)

Assessed Value

\$728,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Conventional
County	SUFFOLK
Lot (acres)	0.09
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

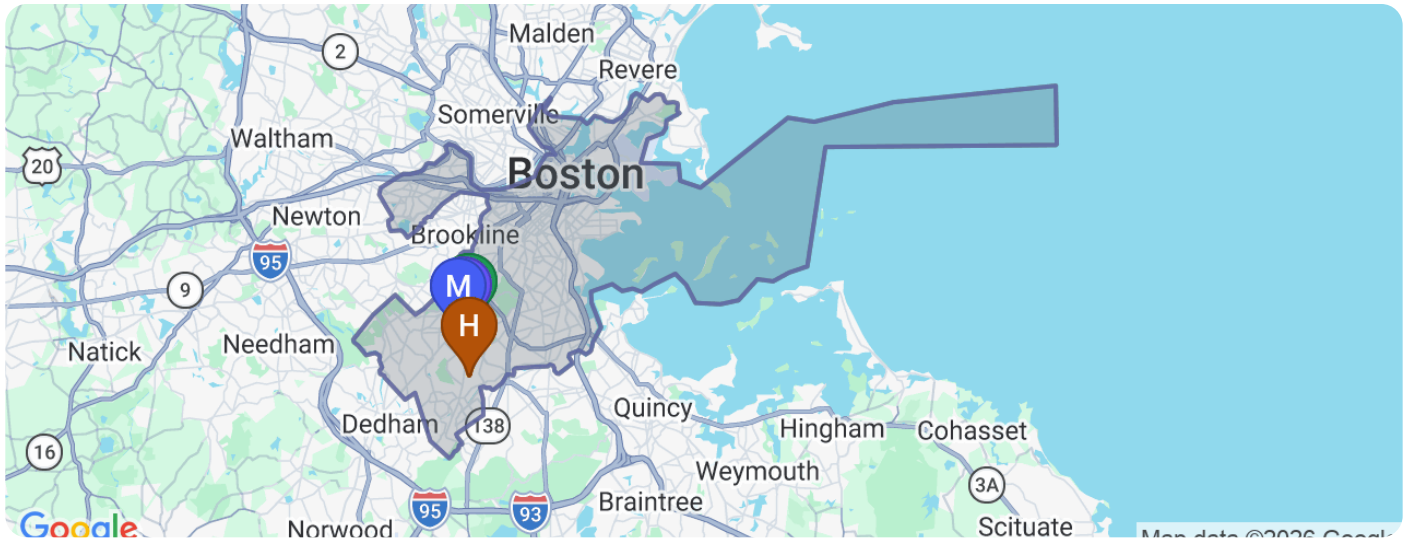
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$1,295,000	\$525	\$450K
Sep 1, 2011	Resale	Deed	\$295,000	\$120	\$288K
Aug 26, 2011	Recorded document	Grant Deed	\$1	\$0	
Nov 25, 2008	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Irving Middle School	Middle	6–8	0.2 mi
John D. Philbrick Elementary School	Elementary	PK–5	0.2 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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