

Condominium

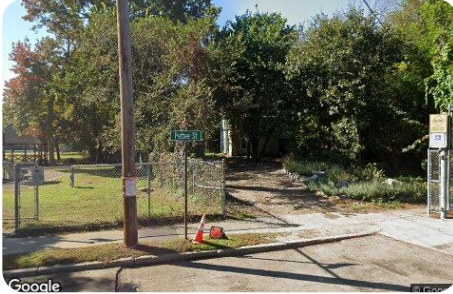
RESIDENTIAL

74 ROCKLAND PL

NEWTON UPPER FALLS, MA 02464

\$789,889

TopHap Estimate · \$718 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,100 ft²

LIVING AREA

0.35 ac

LOT SIZE

1870

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$790K

\$738K low

\$841K high

Last Sale

\$329,320 · Apr 8, 2011

Est. Owner Equity

\$639,889

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$6,216 (2025)
Assessed Value	\$634,300
Assessor Market Value	\$838,090

PROPERTY FACTS

Property Type	Condominium
County	MIDDLESEX
Lot (acres)	0.35
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2012	Financing	Mortgage			\$100K
Apr 8, 2011	Resale	Grant Deed	\$329,320	\$299	\$150K
Aug 31, 2000	Resale	Grant Deed	\$333,000	\$303	\$233K
Nov 1, 1995	Resale	Grant Deed	\$186,000	\$169	\$149K
Mar 28, 1994	Financing	Mortgage			\$92K
May 1, 1992	Financing	Mortgage			\$93K
Nov 15, 1988	Resale	Grant Deed	\$126,000	\$115	\$95K
Apr 4, 1988	Resale	Grant Deed	\$350,000	\$318	\$448K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Angier Elementary School	Elementary	KG–5	0.9 mi
Charles E. Brown Middle School	Middle	6–8	1.7 mi
Newton South High School	High	9–12	1.8 mi

District: Newton 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 02464

80 CRIME INDEX	102 AIR POLLUTION	3,773 POPULATION	\$130K 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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