

Single Family Residence

RESIDENTIAL

7 LARCH PL

ROSLINDALE, MA 02131

\$608,811 TopHap Estimate · \$470 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,294 ft²

LIVING AREA

0.1 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$609K

\$566K low

\$651K high

Last Sale

\$583,000 · Feb 26, 2024

Est. Owner Equity

\$175,811

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,465 (2025)
Assessed Value	\$558,300
Assessor Market Value	\$627,855

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SUFFOLK
Lot (acres)	0.10
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$583,000	\$451	\$433K
Jun 6, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$550,000	\$425	\$570K
Jul 9, 2012	Financing	Mortgage			\$15K
Dec 13, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John D. Philbrick Elementary School	Elementary	PK–5	0.2 mi
Washington Irving Middle School	Middle	6–8	0.4 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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