

Single Family Residence **RESIDENTIAL**

45 ROUNDTOP RD

FRAMINGHAM, MA 01701

\$859,000 TopHap Estimate · \$370 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,324 ft²

LIVING AREA

0.28 ac

LOT SIZE

1962

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$859K

\$826K low

\$892K high

Last Sale

\$440,000 · May 15, 2003

Est. Owner Equity

\$91,000

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$8,418 (2025)
Assessed Value	\$705,000
Previous Assessed	\$673,700
Assessor Market Value	\$854,810

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2012	Financing	Mortgage			\$319K
May 15, 2003	Resale	Grant Deed	\$440,000	\$189	\$323K
May 15, 2003	Financing	Mortgage			\$55K
May 15, 2002	Financing	Mortgage			\$80K
Apr 13, 2001	Resale	Grant Deed	\$395,000	\$170	\$275K
Apr 13, 2001	Financing	Mortgage			\$55K
Jun 5, 1995	Financing	Mortgage			\$156K
Mar 6, 1991	Financing	Mortgage			\$125K
Sep 20, 1989	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hemenway	Elementary	KG–5	0.4 mi
Walsh Middle School	Middle	6–8	1.0 mi
Framingham High School	High	9–12	2.0 mi

District: Framingham 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 01701

65 CRIME INDEX	96 AIR POLLUTION	35,230 POPULATION	\$122K 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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