

Single Family Residence **RESIDENTIAL**

12 RUSSELL ST

CANTON, MA 02021

\$804,944 TopHap Estimate · \$397 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,028 ft²

LIVING AREA

0.23 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$805K

\$762K low

\$848K high

Est. Owner Equity

\$255,494

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,065 (2025)
Assessed Value	\$714,400
Previous Assessed	\$687,200
Assessor Market Value	\$728,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	NORFOLK
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2021	Quitclaim	Quit Claim Transfer			\$549K
Apr 8, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$569,000	\$281	\$550K
May 24, 2018	Quitclaim	Quit Claim Transfer			
Jul 28, 2017	Resale	Quit Claim Transfer	\$410,000	\$202	\$410K
Jun 16, 2015	Quitclaim	Quit Claim Transfer			
Oct 20, 2015	Quitclaim	Quit Claim Transfer	\$341,000	\$168	
Feb 20, 2015	Quitclaim	Quit Claim Transfer			
Nov 5, 2014	Quitclaim	Quit Claim Transfer			
Jun 12, 2007	Financing	Mortgage			\$100K
Nov 22, 2004	Financing	Mortgage			\$40K
Jun 7, 1993	Financing	Mortgage			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lt. Peter M. Hansen Elementary School	Elementary	KG–5	0.8 mi
William H. Galvin Middle School	Middle	6–8	1.0 mi
Canton High School	High	9–12	1.9 mi

District: Canton 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 02021

101 CRIME INDEX	102 AIR POLLUTION	25,067 POPULATION	\$132K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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