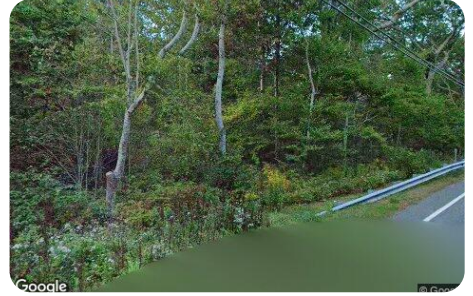


Single Family Residence **RESIDENTIAL**

40 THATCHER RD

ROCKPORT, MA 01966

\$899,224 TopHap Estimate · \$701 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,282 ft²
LIVING AREA

1.28 ac
LOT SIZE

1972
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$899K

\$844K low

\$955K high

Last Sale

\$615,000 · Oct 2, 2017

Est. Owner Equity

\$674,224

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$6,358 (2025)
Assessed Value	\$725,800
Previous Assessed	\$690,800
Assessor Market Value	\$870,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	ESSEX
Lot (acres)	1.28
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 2017	Resale	Quit Claim Arm'S Length For Ne States	\$615,000	\$480	\$225K
Aug 28, 2012	Resale	Grant Deed	\$495,000	\$386	\$396K
Apr 13, 2004	Financing	Mortgage			\$400K
Jan 28, 2003	Financing	Mortgage			\$50K
May 31, 2000	Resale	Grant Deed	\$415,000	\$324	\$670K
Oct 21, 1993	Resale	Grant Deed	\$225,000	\$176	
Oct 21, 1993	Resale	Grant Deed	\$225,000	\$176	
Apr 12, 1993	Financing	Mortgage			\$10K
Jun 24, 1992	Financing	Mortgage			\$395K
Mar 30, 1989	Financing	Mortgage			\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockport Elementary School	Elementary	PK–5	0.9 mi
Rockport Middle High School	Middle	6–12	0.9 mi

District: Rockport 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 01966

164 CRIME INDEX	94 AIR POLLUTION	7,145 POPULATION	\$94K 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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