

Single Family Residence **RESIDENTIAL**

# 6 ROSEWOOD PL

WESTBOROUGH, MA 01581

**\$825,353** TopHap Estimate · \$336 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,456 ft²**

LIVING AREA

**0.84 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$825K**

\$774K low

\$877K high

Est. Owner Equity

**\$640,353**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,104 (2025) |
| Assessed Value        | \$804,400       |
| Assessor Market Value | \$861,935       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | WORCESTER                        |
| Lot (acres)   | 0.83                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|----------|--------------------|--------|
| Jul 5, 2002  | Financing | Mortgage   |          |                    | \$185K |
| Oct 19, 1992 | Financing | Mortgage   |          |                    | \$153K |
| Aug 23, 1991 | Financing | Mortgage   |          |                    | \$151K |
| Jul 24, 1991 | Financing | Mortgage   |          |                    | \$151K |
| Nov 20, 1990 | Resale    | Grant Deed | \$72,500 | \$30               | \$148K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Annie E. Fales Elementary School | Elementary | KG–3   | 0.5 mi   |
| Westborough High School          | High       | 9–12   | 1.3 mi   |
| Sarah W. Gibbons Middle School   | Middle     | 7–8    | 1.6 mi   |

District: Westborough 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 01581

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>99</div> <div>AIR POLLUTION</div> | <div>21,880</div> <div>POPULATION</div> | <div>\$138K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>50%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|