

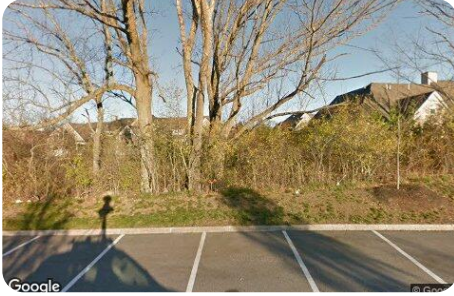
Condominium

RESIDENTIAL

16 RIVER ROCK WAY

WAYLAND, MA 01778

\$463,344 TopHap Estimate · \$190 / ft² · confidence 70 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

2,434 ft²

LIVING AREA

2011

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$463K

\$325K low

\$602K high

Last Sale

\$159,900 · Jul 9, 2013

Est. Owner Equity

\$306,344

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,953 (2025)
Assessed Value	\$252,893
Assessor Market Value	\$666,520

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	MIDDLESEX
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

91
FLOOD

28
WILDFIRE

59
HEAT

92
STORM

33
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2025	Financing	Redemption Deed			
Jul 7, 2013	Quitclaim	Quit Claim Transfer	\$159,900	\$66	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Claypit Hill Elementary School	Elementary	KG–5	1.2 mi
Wayland High School	High	9–12	1.7 mi
Wayland Middle School	Middle	6–8	2.9 mi

District: Wayland 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 01778

26 CRIME INDEX	100 AIR POLLUTION	14,571 POPULATION	\$194K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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