

Condominium

RESIDENTIAL

21 RIVER ROCK WAY

WAYLAND, MA 01778

\$1,279,772 TopHap Estimate · \$449 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

4

BATHS

2,848 ft²

LIVING AREA

2011

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$935,000 · Aug 17, 2018

Est. Owner Equity

\$681,595

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$19,065 (2025)
Assessed Value	\$1,219,800
Previous Assessed	\$1,219,800

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	Middlesex
Roof	Asphalt
Heating	Forced Air
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
Apr 3, 2013	Recorded document	Grant Deed	\$1	\$0	
Dec 5, 2012	Resale	Grant Deed	\$747,721	\$263	\$598K

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
-----------	----------------