

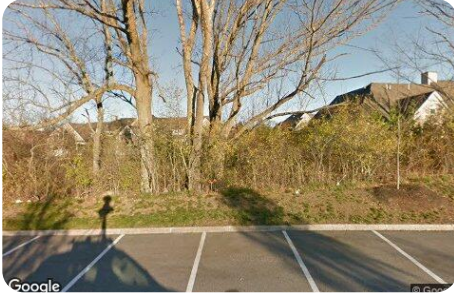
Condominium

**RESIDENTIAL**

# 3 RIVER ROCK WAY

WAYLAND, MA 01778

**\$460,744** TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 70 · as of Jul 14, 2026



**2**

BEDS

**3**

BATHS

**2,173 ft<sup>2</sup>**

LIVING AREA

**2011**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$461K**

\$323K low

\$599K high

Last Sale

**\$159,900 · Dec 27, 2012**

Est. Owner Equity

**\$455,495**

Loan-to-Value

**1%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,815 (2025) |
| Assessed Value    | \$244,101      |
| Previous Assessed | \$229,223      |

## 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 <sup>2</sup> | LOAN |
|--------------|-----------|------------|-----------|--------------------|------|
| Dec 27, 2012 | Financing | Mortgage   |           |                    | \$5K |
| Dec 27, 2012 | Resale    | Grant Deed | \$159,900 | \$74               |      |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|