

Single Family Residence **RESIDENTIAL**

2 ROCKY RUN

HINGHAM, MA 02043

\$2,199,180 TopHap Estimate · \$471 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

4,666 ft²

LIVING AREA

1.57 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$2.2M

\$2M low

\$2.4M high

Est. Owner Equity

\$1,399,180

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$20,597 (2025)
Assessed Value	\$1,926,800
Previous Assessed	\$1,792,000
Assessor Market Value	\$1,662,595

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLYMOUTH
Lot (acres)	1.57
Construction	Concrete
Roof	Wood Shingle
Heating	Radiant
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2003	Financing	Mortgage			\$140K
Feb 26, 2002	Financing	Mortgage			\$250K
Feb 26, 2002	Financing	Mortgage			\$250K
Dec 18, 2001	Financing	Mortgage			\$120K
Dec 4, 2000	Financing	Mortgage			\$200K
Dec 4, 2000	Financing	Mortgage			\$200K
Sep 22, 1998	Financing	Mortgage			\$150K
Sep 22, 1998	Financing	Mortgage			\$150K
Sep 19, 1997	Financing	Mortgage			\$100K
Sep 19, 1997	Financing	Mortgage			\$100K
Aug 16, 1993	Financing	Mortgage			\$190K
Mar 20, 1992	Financing	Mortgage			\$197K
Oct 18, 1989	Resale	Grant Deed	\$436,000	\$93	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Plymouth River Elementary School	Elementary	KG–5	0.7 mi
Hingham High School	High	9–12	1.1 mi
Hingham Middle School	Middle	6–8	2.2 mi

District: Hingham 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 02043

41 CRIME INDEX	98 AIR POLLUTION	23,951 POPULATION	\$174K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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