

Single Family Residence **RESIDENTIAL**

# 71 ROBERTS RD

ASHLAND, MA 01721

**\$895,450** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,956 ft<sup>2</sup>**

LIVING AREA

**0.62 ac**

LOT SIZE

**1955**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$895K**

\$850K low

\$941K high

Last Sale

**\$315,000 · Jun 12, 2014**

Est. Owner Equity

**\$477,450**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$10,099 (2025)</b> |
| Assessed Value        | <b>\$790,800</b>       |
| Assessor Market Value | <b>\$907,155</b>       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Cape Cod</b>                |
| County        | <b>MIDDLESEX</b>               |
| Lot (acres)   | <b>0.62</b>                    |
| Construction  | <b>Concrete</b>                |
| Roof          | <b>Asphalt</b>                 |
| Heating       | <b>Hot Water</b>               |
| Cooling       | <b>Yes</b>                     |
| Fireplace     | <b>Yes</b>                     |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------------------------|-----------|--------------------|--------|
| <b>Jun 12, 2014</b> | Resale    | Quit Claim Arm'S Length For Ne States | \$315,000 | \$107              | \$299K |
| <b>Jun 12, 2012</b> | Quitclaim | Quit Claim Transfer                   | \$300,000 | \$101              | \$300K |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Ashland High School</b>              | High       | 9–12   | 0.3 mi   |
| <b>Henry E Warren Elementary School</b> | Elementary | KG–2   | 1.6 mi   |
| <b>Ashland Middle School</b>            | Middle     | 6–8    | 1.9 mi   |

District: Ashland 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 01721

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>18,969</b><br>POPULATION | <b>\$136K</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> |
|-----------|-----------------------|