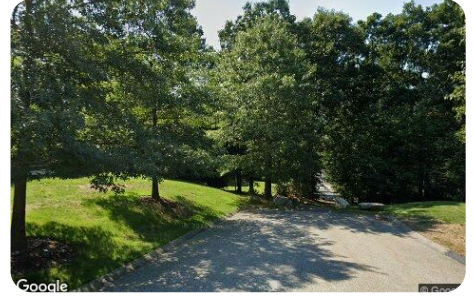


Single Family Residence **RESIDENTIAL**

# 18 ROCKVILLE AVE

LEXINGTON, MA 02421

**\$2,815,226** TopHap Estimate · \$723 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**

BEDS

**4.5**

BATHS

**3,893 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**2012**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

## VALUATION

**\$2.8M**

**\$2.6M low**

**\$3.1M high**

Last Sale

**\$2,711,775 · Jul 12, 2022**

Est. Owner Equity

**\$865,226**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$29,389 (2025) |
| Assessed Value        | \$2,403,000     |
| Assessor Market Value | \$3,040,950     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Contemporary                     |
| County        | MIDDLESEX                        |
| Lot (acres)   | 0.36                             |
| Roof          | Shingle                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                                                                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------------------------------------------------------|-------------|--------------------|--------|
| Jul 12, 2022 | Resale            | Quit Claim Arm'S Length For Ne States                               | \$2,711,775 | \$697              | \$1.6M |
| Dec 18, 2012 | Recorded document | Grant Deed                                                          | \$1         | \$0                |        |
| Dec 18, 2012 | Financing         | Mortgage                                                            |             |                    | \$325K |
| Dec 29, 2006 | Non-arms-length   | One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds | \$255,000   | \$66               |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Bowman Elementary School | Elementary | KG–5   | 0.2 mi   |
| Clarke Middle School     | Middle     | 6–8    | 0.9 mi   |
| Lexington High School    | High       | 9–12   | 1.6 mi   |

District: Lexington 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 02421

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>18,851</b><br>POPULATION | <b>\$179K</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> |
|-----------|-----------------------|