

Single Family Residence **RESIDENTIAL**

# 54 HIGH ROCK ST

WESTWOOD, MA 02090

**\$1,382,274** TopHap Estimate · \$574 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,408 ft<sup>2</sup>**

LIVING AREA

**0.92 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$1.4M**

**\$1.3M low**

**\$1.5M high**

Last Sale

**\$657,000 · Jul 17, 2009**

Est. Owner Equity

**\$301,774**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$15,119 (2025) |
| Assessed Value    | \$1,181,200     |
| Previous Assessed | \$1,157,900     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Norfolk                 |
| Lot (acres)   | 0.92                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Oct 1, 2012  | Financing | Mortgage   |           |                    | \$300K |
| Jan 17, 2012 | Financing | Mortgage   |           |                    | \$308K |
| Aug 12, 2011 | Financing | Mortgage   |           |                    | \$310K |
| Sep 15, 2010 | Financing | Mortgage   |           |                    | \$365K |
| Dec 15, 2009 | Financing | Mortgage   |           |                    | \$416K |
| Jul 17, 2009 | Resale    | Grant Deed | \$657,000 | \$273              | \$417K |
| Dec 10, 2008 | Financing | Mortgage   |           |                    | \$823K |
| Apr 8, 2005  | Resale    | Grant Deed | \$775,000 | \$322              | \$542K |
| Mar 4, 2003  | Financing | Mortgage   |           |                    | \$185K |
| Jan 11, 1999 | Financing | Mortgage   |           |                    | \$188K |
| Nov 6, 1997  | Resale    | Grant Deed | \$408,000 | \$169              | \$180K |
| Mar 1, 1995  | Resale    | Grant Deed | \$358,000 | \$149              | \$331K |
| Oct 20, 1994 | Financing | Mortgage   |           |                    | \$150K |
| Jun 17, 1993 | Resale    | Grant Deed | \$242,500 | \$101              | \$97K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| E.W. Thurston Middle School | Middle     | 6–8    | 0.2 mi   |
| Westwood High School        | High       | 9–12   | 0.6 mi   |
| Sheehan School              | Elementary | KG–5   | 1.1 mi   |

District: Westwood 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 02090

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>16,882</b><br>POPULATION | <b>\$182K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|