

Single Family Residence **RESIDENTIAL**

40 HIGH ROCK ST

WESTWOOD, MA 02090

\$2,209,355 TopHap Estimate · \$638 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,463 ft²

LIVING AREA

0.56 ac

LOT SIZE

2019

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$2.2M

\$2.1M low

\$2.3M high

Last Sale

\$1,485,000 · Apr 16, 2020

Est. Owner Equity

\$521,355

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$23,269 (2025)
Assessed Value	\$1,817,900
Previous Assessed	\$1,768,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Norfolk
Lot (acres)	0.56
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$1,485,000	\$429	\$1.2M
Apr 28, 2019	Resale	Quit Claim Arm'S Length For Ne States	\$585,000	\$169	\$1M
Mar 7, 2019	Quitclaim	Quit Claim Transfer			
Jan 18, 2018	Quitclaim	Quit Claim Transfer			
Sep 21, 2016	Quitclaim	Quit Claim Transfer			
Feb 2, 2012	Recorded document	Grant Deed	\$1	\$0	
Feb 28, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
E.W. Thurston Middle School	Middle	6–8	0.2 mi
Westwood High School	High	9–12	0.5 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

46 CRIME INDEX	102 AIR POLLUTION	16,882 POPULATION	\$182K MEDIAN IN-COME	49°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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