

Condominium

**RESIDENTIAL**

# 100 ROSLINDALE AVE

ROSLINDALE, MA 02131

**\$780,699** TopHap Estimate · \$483 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,615 ft<sup>2</sup>**

LIVING AREA

**1,030 ft<sup>2</sup>**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$781K**

\$739K low

\$822K high

Last Sale

**\$640,000 · Sep 23, 2022**

Est. Owner Equity

**\$268,699**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,551 (2025) |
| Assessed Value        | \$738,400      |
| Assessor Market Value | \$750,595      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| County        | SUFFOLK                          |
| Lot (acres)   | 0.02                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------------------------------|-----------|--------------------|--------|
| Sep 23, 2022 | Resale | Condominium Deed                      | \$640,000 | \$396              | \$512K |
| Jun 23, 2016 | Resale | Quit Claim Arm'S Length For Ne States | \$458,000 | \$284              | \$412K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Charles Sumner Elementary School | Elementary | PK–5   | 0.4 mi   |
| Washington Irving Middle School  | Middle     | 6–8    | 0.5 mi   |
| Another Course To College        | High       | 9–12   | 1.6 mi   |

District: Boston 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 02131

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>29,422</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|