

Condominium

RESIDENTIAL

5 LARCH PL

ROSLINDALE, MA 02131

\$879,463 TopHap Estimate · \$533 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,650 ft²

LIVING AREA

1,650 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$879K

\$809K low

\$950K high

Last Sale

\$852,500 · Apr 10, 2025

Est. Owner Equity

\$112,213

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$8,452 (2025)
Assessed Value	\$729,900
Assessor Market Value	\$804,365

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	SUFFOLK
Lot (acres)	0.04
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2025	Quitclaim	Quit Claim Transfer			
Apr 10, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$852,500	\$517	\$767K
Aug 4, 2021	Resale	Condominium Deed	\$700,000	\$424	\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John D. Philbrick Elementary School	Elementary	PK–5	0.2 mi
Washington Irving Middle School	Middle	6–8	0.4 mi
Margarita Muniz Academy	High	9–12	1.3 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

70 CRIME INDEX	105 AIR POLLUTION	29,422 POPULATION	\$105K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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