

Single Family Residence **RESIDENTIAL**

95 LARCH ROW

WENHAM, MA 01984

\$2,016,092 TopHap Estimate · \$737 / ft² · confidence 63 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,734 ft²

LIVING AREA

1.09 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$2M

\$1.3M low

\$2.8M high

Est. Owner Equity

\$2,016,092

TAX & ASSESSMENT

Property Tax	\$15,380 (2025)
Assessed Value	\$989,700
Previous Assessed	\$961,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Essex
Lot (acres)	1.09
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes

CLIMATE RISK

80
FLOOD

21
WILDFIRE

55
HEAT

82
STORM

32
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2021	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winthrop Elementary School	Elementary	PK–5	0.9 mi
Hamilton Wenham Regional High School	High	9–12	2.3 mi
Miles River Middle School	Middle	6–8	2.4 mi

District: Hamilton-Wenham 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 01984

85 CRIME INDEX	92 AIR POLLUTION	5,208 POPULATION	\$182K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.