

Single Family Residence **RESIDENTIAL**

# 118 LARCH ROW

WENHAM, MA 01984

**\$3,624,182** TopHap Estimate · \$580 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**5**  
BEDS

**5**  
BATHS

**6,251 ft<sup>2</sup>**  
LIVING AREA

**17.6 ac**  
LOT SIZE

**2013**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

## VALUATION

**\$3.6M**

\$3.3M low

\$4M high

|                   |                            |
|-------------------|----------------------------|
| Last Sale         | \$2,900,000 · Mar 23, 2022 |
| Est. Owner Equity | \$1,739,182                |
| Loan-to-Value     | 49%                        |

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$45,012 (2025) |
| Assessed Value    | \$2,896,500     |
| Previous Assessed | \$2,787,700     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Essex                   |
| Lot (acres)   | 17.60                   |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>42</b><br>FLOOD | <b>22</b><br>WILDFIRE | <b>55</b><br>HEAT | <b>82</b><br>STORM | <b>32</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE       | \$/FT <sup>2</sup> | LOAN |
|---------------------|-----------|---------------------------------------|-------------|--------------------|------|
| <b>Mar 17, 2022</b> | Resale    | Quit Claim Arm'S Length For Ne States | \$2,900,000 | \$464              |      |
| <b>Sep 29, 2021</b> | Quitclaim | Quit Claim Transfer                   |             |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| <b>Winthrop Elementary School</b>           | Elementary | PK–5   | 1.2 mi   |
| <b>Hamilton Wenham Regional High School</b> | High       | 9–12   | 2.5 mi   |
| <b>Miles River Middle School</b>            | Middle     | 6–8    | 2.6 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<br>CRIME INDEX | 92<br>AIR POLLUTION | 5,208<br>POPULATION | \$182K<br>MEDIAN IN-COME | 49°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|---------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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