

Rural Residence

**RESIDENTIAL**

# 96 LARCH ROW

WENHAM, MA 01984

**\$2,548,840** TopHap Estimate · confidence 63 · as of Jul 14, 2026



**13.7 ac**  
LOT SIZE

## VALUATION

**\$2.5M**

\$1.6M low

\$3.5M high

Last Sale

**\$3,350,000 · May 6, 2022**

Est. Owner Equity

**\$2,548,840**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$35,453 (2025) |
| Assessed Value    | \$2,281,387     |
| Previous Assessed | \$2,283,115     |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| County        | Essex           |
| Lot (acres)   | 13.70           |
| Cooling       | Yes             |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 61<br>FLOOD | 22<br>WILDFIRE | 55<br>HEAT | 82<br>STORM | 32<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|---------------------------------------|-------------|--------------------|--------|
| May 6, 2022 | Resale | Quit Claim Arm'S Length For Ne States | \$3,350,000 |                    | \$2.7M |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Bessie Buker Elementary School       | Elementary | KG–5   | 1.1 mi   |
| Hamilton Wenham Regional High School | High       | 9–12   | 2.5 mi   |
| Miles River Middle School            | 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

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>5,208</b><br>POPULATION | <b>\$182K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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