

Single Family Residence **RESIDENTIAL**

# 3 ROSEWOOD CIR

MASHPEE, MA 02649

**\$1,360,234** TopHap Estimate · \$885 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**4**  
BATHS

**1,537 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2020**  
YEAR BUILT

**1**  
STORIES

**4**  
ROOMS

## VALUATION

**\$1.4M**

\$1.3M low

\$1.5M high

Last Sale

**\$769,889 · Dec 15, 2021**

Est. Owner Equity

**\$860,234**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,820 (2025) |
| Assessed Value    | \$1,181,300    |
| Previous Assessed | \$1,181,300    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cottage                 |
| County        | Barnstable              |
| Lot (acres)   | 0.11                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 50<br>HEAT | 84<br>STORM | 29<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------------------------------|-----------|--------------------|--------|
| Dec 15, 2021 | Resale | Quit Claim Arm'S Length For Ne States | \$769,889 | \$501              | \$500K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Mashpee Middle-High School | Middle     | 7–12   | 3.0 mi   |
| Kenneth Coombs School      | Elementary | PK–2   | 3.2 mi   |

District: Mashpee 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 02649

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>15,617</b><br>POPULATION | <b>\$90K</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>Absentee owner</b> |
|-----------|-----------------------|