

Townhouse

RESIDENTIAL

56 ROCKCREST CIR

ROCKVILLE, MD 20851

\$627,263 TopHap Estimate · \$282 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,228 ft²

LIVING AREA

1,353 ft²

LOT SIZE

1989

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$627K

\$575K low

\$680K high

Last Sale

\$587,800 · May 4, 2022

Est. Owner Equity

\$217,473

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$8,786 (2025)
Assessed Value	\$605,100
Previous Assessed	\$577,700
Assessor Market Value	\$632,500

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	MONTGOMERY
Lot (acres)	0.03
Construction	Brick
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 200 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2022	Resale	Special Warranty Deed	\$587,800	\$264	\$310K
Nov 7, 2016	Non-arms-length	Grant Deed	\$535,000	\$240	\$417K
Jul 31, 2009	Quitclaim	Quit Claim Transfer			\$392K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Montgomery High School	High	9–12	0.5 mi
Twinbrook Elementary School	Elementary	PK–5	1.2 mi
Julius West Middle School	Middle	6–8	1.4 mi

District: Montgomery County Public Schools

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 20851

82 CRIME INDEX	90 AIR POLLUTION	13,201 POPULATION	\$116K MEDIAN IN-COME	54°F AVG TEMP	57% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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