

Townhouse

**RESIDENTIAL**

# 12 ROCKCREST CIR

ROCKVILLE, MD 20851

**\$601,069**

TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**3**

BATHS

**2,200 ft<sup>2</sup>**

LIVING AREA

**1,944 ft<sup>2</sup>**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$601K**

\$577K low

\$625K high

Last Sale

**\$280,000 · Feb 5, 2003**

Est. Owner Equity

**\$271,069**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,351 (2025) |
| Assessed Value        | \$548,733      |
| Previous Assessed     | \$525,167      |
| Assessor Market Value | \$572,300      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | MONTGOMERY          |
| Lot (acres)   | 0.04                |
| Construction  | Brick               |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Central             |
| Fireplace     | Yes                 |
| Garage        | Garage, Attached    |
| Pool          | No                  |

Deck · 288 ft²

Porch · 36 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 5, 2003  | Resale    | Grant Deed          | \$280,000 | \$127  | \$200K |
| Dec 11, 2001 | Quitclaim | Quit Claim Transfer |           |        | \$200K |

## 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

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

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

## OWNERSHIP

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