

Single Family Residence **RESIDENTIAL**

# 12706 ROBINDALE DR

ROCKVILLE, MD 20853

**\$583,033** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2.5**

BATHS

**2,160 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$583K**

\$542K low

\$624K high

Est. Owner Equity

**\$223,533**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,689 (2025) |
| Assessed Value        | \$483,200      |
| Previous Assessed     | \$446,967      |
| Assessor Market Value | \$483,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MONTGOMERY              |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Oct 30, 2002 | Quitclaim | Quit Claim Transfer |       |                    | \$168K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Wheaton Woods Elementary School | Elementary | PK-5   | 0.4 mi   |
| Parkland Middle School          | Middle     | 6-8    | 1.4 mi   |
| Wheaton High School             | High       | 9-12   | 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 20853

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>60</div> <div>CRIME INDEX</div> | <div>90</div> <div>AIR POLLUTION</div> | <div>30,497</div> <div>POPULATION</div> | <div>\$145K</div> <div>MEDIAN IN-COME</div> | <div>54°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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