

Condominium

RESIDENTIAL

52 RIVER ST

ARLINGTON, MA 02474

\$1,097,064 TopHap Estimate · \$560 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,958 ft²

LIVING AREA

1925

YEAR BUILT

7

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$1,099,000 · May 22, 2026

Est. Owner Equity

\$218,064

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$10,124 (2025)
Assessed Value	\$940,000

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	MIDDLESEX
Roof	Asphalt
Heating	Central
Cooling	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	55 HEAT	93 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2026	Resale	Quit Claim Transfer	\$1,099,000	\$561	\$879K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thompson Elementary School	Elementary	KG–5	0.2 mi
Arlington High School	High	9–12	1.1 mi
Ottoson Middle School	Middle	7–8	1.8 mi

District: Arlington 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 02474

93 CRIME INDEX	106 AIR POLLUTION	28,942 POPULATION	\$135K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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