

Single Family Residence

RESIDENTIAL

178 RIVER ST

NEWTON, MA 02465

\$2,649,795 TopHap Estimate · \$748 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,543 ft²

LIVING AREA

0.35 ac

LOT SIZE

3

STORIES

10

ROOMS

VALUATION

\$2.6M

\$2.3M low

\$3M high

Last Sale

\$2,495,000 · May 16, 2025

Est. Owner Equity

\$2,649,795

TAX & ASSESSMENT

Property Tax	\$15,405 (2025)
Assessed Value	\$1,571,900
Previous Assessed	\$1,571,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Middlesex
Lot (acres)	0.35
Construction	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Yes

CLIMATE RISK

52
FLOOD

11
WILDFIRE

58
HEAT

92
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$2,495,000	\$704	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burr Elementary School	Elementary	KG–5	0.5 mi
F. A. Day Middle School	Middle	6–8	1.1 mi
Newton North High School	High	9–12	1.4 mi

District: Newton 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 02465

59 CRIME INDEX	105 AIR POLLUTION	13,311 POPULATION	\$170K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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