

Single Family Residence **RESIDENTIAL**

289 RIVER ST

WEST NEWTON, MA 02465

\$1,075,488 TopHap Estimate · \$657 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,638 ft²

LIVING AREA

0.21 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$830,000 · Jul 20, 2020

Est. Owner Equity

\$535,488

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,900 (2025)
Assessed Value	\$908,200
Assessor Market Value	\$1,062,005

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.21
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 13, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$830,000	\$507	\$540K
Nov 14, 2006	Resale	Grant Deed	\$482,000	\$294	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Elementary School	Elementary	KG–5	0.5 mi
F. A. Day Middle School	Middle	6–8	1.2 mi
Newton North High School	High	9–12	1.7 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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