

Condominium

**RESIDENTIAL**

# 8 RIVERSIDE ST

WATERTOWN, MA 02472

**\$377,733** TopHap Estimate · \$562 / ft² · confidence 89 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**672 ft²**

LIVING AREA

**1.79 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$378K**

\$335K low

\$421K high

Last Sale

**\$371,000 · Aug 7, 2023**

Est. Owner Equity

**\$99,483**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,312 (2025)</b> |
| Assessed Value        | <b>\$369,200</b>      |
| Assessor Market Value | <b>\$409,735</b>      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | <b>Condominium</b>           |
| Style         | <b>Condo/Apartment</b>       |
| County        | <b>MIDDLESEX</b>             |
| Construction  | <b>Frame (Unspecified)</b>   |
| Roof          | <b>Roll Tar &amp; Gravel</b> |
| Heating       | <b>Hot Water</b>             |
| Pool          | <b>No</b>                    |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------------------------|-----------|--------------------|--------|
| <b>Aug 7, 2023</b>  | Resale    | Quit Claim Arm'S Length For Ne States | \$371,000 | \$552              | \$278K |
| <b>Jun 4, 2016</b>  | Quitclaim | Quit Claim Transfer                   |           |                    |        |
| <b>Mar 30, 2010</b> | Financing | Mortgage                              |           |                    | \$160K |
| <b>Aug 1, 2006</b>  | Resale    | Deed                                  | \$238,000 | \$354              | \$188K |
| <b>Jun 30, 2004</b> | Resale    | Grant Deed                            | \$240,000 | \$357              | \$192K |
| <b>Jun 30, 2004</b> | Financing | Grant Deed                            |           |                    | \$36K  |
| <b>May 30, 2003</b> | Resale    | Grant Deed                            | \$215,000 | \$320              | \$120K |
| <b>Nov 5, 2002</b>  | Financing | Mortgage                              |           |                    | \$136K |
| <b>Nov 8, 2000</b>  | Financing | Mortgage                              |           |                    | \$20K  |
| <b>Aug 13, 1999</b> | Financing | Mortgage                              |           |                    | \$49K  |
| <b>Feb 1, 1999</b>  | Resale    | Grant Deed                            | \$100,000 | \$149              | \$75K  |
| <b>Feb 8, 1993</b>  | Financing | Mortgage                              |           |                    | \$64K  |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Watertown High School</b>    | High       | 9–12   | 0.5 mi   |
| <b>Watertown Middle School</b>  | Middle     | 6–8    | 0.7 mi   |
| <b>Hosmer Elementary School</b> | Elementary | PK–5   | 0.8 mi   |

District: Watertown 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 02472

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>35,928</b><br>POPULATION | <b>\$115K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

#### OWNERSHIP

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