

Condominium

RESIDENTIAL

86 RIVERSIDE ST

WATERTOWN, MA 02472

\$1,125,000 TopHap Estimate · \$477 / ft² · confidence 90 · as of Jun 23, 2026



5

BEDS

2.5

BATHS

2,360 ft²

LIVING AREA

0.13 ac

LOT SIZE

1886

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$465,000 · May 24, 2007

Est. Owner Equity

\$874,000

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$8,479 (2025)
Assessed Value	\$725,900
Assessor Market Value	\$737,200

PROPERTY FACTS

Property Type	Condominium
County	MIDDLESEX
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2012	Financing	Mortgage			\$251K
Apr 26, 2010	Financing	Mortgage			\$256K
May 24, 2007	Resale	Grant Deed	\$465,000	\$197	\$265K
Jun 1, 2004	Non-arms-length	Grant Deed	\$465,000	\$197	\$395K
May 26, 2004	Financing	Mortgage			\$100K
Jan 9, 2004	Financing	Mortgage			\$281K
Dec 17, 1999	Resale	Grant Deed	\$319,000	\$135	\$253K
Dec 17, 1999	Financing	Mortgage			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Watertown High School	High	9–12	0.5 mi
Hosmer Elementary School	Elementary	PK–5	0.7 mi
Watertown Middle School	Middle	6–8	0.9 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

112 CRIME INDEX	103 AIR POLLUTION	35,928 POPULATION	\$115K MEDIAN IN-COME	50°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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