

Condominium

RESIDENTIAL

88 RIVERSIDE ST

WATERTOWN, MA 02472

\$781,628 TopHap Estimate · \$331 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,360 ft²

LIVING AREA

0.13 ac

LOT SIZE

1886

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$782K

\$719K low

\$844K high

Last Sale

\$555,000 · Jul 22, 2020

Est. Owner Equity

\$365,378

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$8,594 (2025)
Assessed Value	\$735,800
Assessor Market Value	\$679,725

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$555,000	\$235	\$416K
Dec 28, 2004	Financing	Mortgage			\$28K
Jun 1, 2004	Financing	Grant Deed			\$326K
Jun 1, 2004	Financing	Grant Deed			\$82K
Feb 3, 2004	Financing	Mortgage			\$279K
Jun 19, 2002	Financing	Mortgage			\$285K
Apr 3, 2001	Financing	Mortgage			\$100K
Jul 1, 1999	Resale	Grant Deed	\$226,000	\$96	\$215K

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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