

Single Family Residence **RESIDENTIAL**

20 RUSSELL ST

WATERTOWN, MA 02472

\$810,312 TopHap Estimate · \$682 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,188 ft²

LIVING AREA

0.13 ac

LOT SIZE

1939

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$810K

\$764K low

\$856K high

Last Sale

\$454,000 · Aug 15, 2013

Est. Owner Equity

\$350,312

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$9,355 (2025)
Assessed Value	\$800,900
Assessor Market Value	\$810,065

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2014	Financing	Grant Deed			\$100K
Aug 9, 2013	Quitclaim	Quit Claim Transfer	\$454,000	\$382	\$150K
Feb 19, 2009	Financing	Mortgage			\$360K
Aug 3, 2007	Financing	Mortgage			\$71K
Jul 19, 2007	Resale	Grant Deed	\$354,000	\$298	\$283K
Oct 24, 2003	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J. R. Lowell Elementary School	Elementary	KG–5	0.7 mi
Watertown Middle School	Middle	6–8	0.8 mi
Watertown High School	High	9–12	1.2 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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