

Single Family Residence

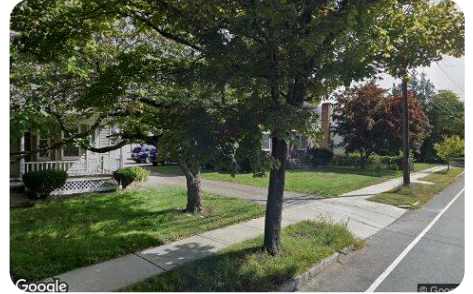
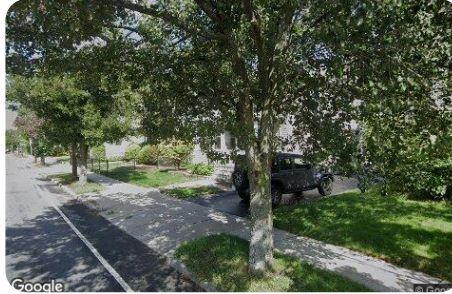
RESIDENTIAL

301 RIVER ST

WEST NEWTON, MA 02465

\$938,897

TopHap Estimate · \$698 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,346 ft²

LIVING AREA

4,110 ft²

LOT SIZE

1890

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$939K

\$877K low

\$1M high

Last Sale

\$805,000 · May 11, 2022

Est. Owner Equity

\$633,897

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,194 (2025)
Assessed Value	\$734,100
Assessor Market Value	\$936,035

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.09
Construction	Brick
Roof	Asphalt
Heating	Steam
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 11, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$805,000	\$598	\$305K
Dec 11, 2015	Quitclaim	Quit Claim Transfer	\$560,000	\$416	
Dec 16, 2008	Financing	Mortgage			\$64K
Aug 31, 2005	Financing	Mortgage			\$330K
Jul 1, 2002	Resale	Grant Deed	\$352,500	\$262	\$282K
Jun 7, 1999	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Elementary School	Elementary	KG–5	0.5 mi
F. A. Day Middle School	Middle	6–8	1.3 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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