

Condominium

RESIDENTIAL

172 RIVER ST

WALTHAM, MA 02453

\$304,683 TopHap Estimate · \$521 / ft² · confidence 89 · as of Jul 14, 2026



1

BEDS

1

BATHS

585 ft²

LIVING AREA

0.54 ac

LOT SIZE

1983

YEAR BUILT

3

STORIES

3

ROOMS

VALUATION

\$305K

\$271K low

\$338K high

Est. Owner Equity

\$229,883

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,755 (2025)
Assessed Value	\$280,600
Assessor Market Value	\$292,885

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	MIDDLESEX
Construction	Concrete
Roof	Roll Tar & Gravel
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 1987	Resale	Grant Deed	\$93,500	\$160	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Henry Whittemore Elementary School	Elementary	KG–5	0.5 mi
John W. McDevitt Middle School	Middle	6–8	0.8 mi
Waltham Sr High School	High	9–12	1.7 mi

District: Waltham 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 02453

106 CRIME INDEX	104 AIR POLLUTION	32,080 POPULATION	\$107K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------