

Single Family Residence **RESIDENTIAL**

176 RIVER ST

WEST NEWTON, MA 02465

\$2,580,762 TopHap Estimate · \$578 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,463 ft²

LIVING AREA

0.23 ac

LOT SIZE

2023

YEAR BUILT

3

STORIES

9

ROOMS

VALUATION

\$2.6M

\$2.4M low

\$2.7M high

Last Sale

\$2,430,000 · May 14, 2025

Est. Owner Equity

\$1,120,257

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$15,049 (2025)
Assessed Value	\$1,535,600
Assessor Market Value	\$2,298,145

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.23
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$2,430,000	\$544	\$1M
Oct 31, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$1,200,000	\$269	\$855K
Oct 21, 1993	Financing	Mortgage			\$41K
Apr 29, 1987	Financing	Mortgage			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burr Elementary School	Elementary	KG–5	0.4 mi
F. A. Day Middle School	Middle	6–8	1.1 mi
Newton North High School	High	9–12	1.5 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	Absentee owner
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