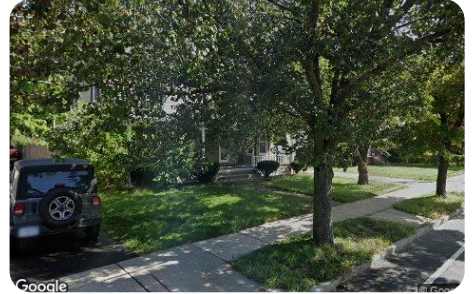


Single Family Residence **RESIDENTIAL**

# 303 RIVER ST

WEST NEWTON, MA 02465

**\$1,111,314** TopHap Estimate · \$629 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,768 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**1928**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$175,000 · Sep 6, 1990**

Est. Owner Equity

**\$861,314**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,443 (2025) |
| Assessed Value        | \$963,600      |
| Assessor Market Value | \$756,580      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MIDDLESEX               |
| Lot (acres)   | 0.15                    |
| Construction  | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Cooling       | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Mar 4, 2024  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Oct 4, 2023  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Feb 5, 2002  | Financing       | Mortgage            |           |                    | \$225K |
| Aug 31, 2001 | Financing       | Mortgage            |           |                    | \$50K  |
| Mar 25, 1999 | Financing       | Mortgage            |           |                    | \$175K |
| Mar 27, 1996 | Financing       | Mortgage            |           |                    | \$120K |
| Jul 29, 1993 | Financing       | Mortgage            |           |                    | \$103K |
| Sep 6, 1990  | Financing       | Mortgage            |           |                    | \$60K  |
| Sep 6, 1990  | Non-arms-length | Grant Deed          | \$175,000 | \$99               | \$70K  |

## 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**

|                          |                             |                             |                                     |                         |                        |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>13,311</b><br>POPULATION | <b>\$170K</b><br>MEDIAN IN-<br>COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|