

Condominium

**RESIDENTIAL**

# 47 RIVER ST

WEST NEWTON, MA 02465

**\$617,772** TopHap Estimate · \$674 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**916 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1900**

YEAR BUILT

**3**

STORIES

**4**

ROOMS

**2**

PARKING

## VALUATION

**\$618K**

\$575K low

\$661K high

Last Sale

**\$332,000 · Jun 12, 2007**

Est. Owner Equity

**\$218,122**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,829 (2025) |
| Assessed Value        | \$492,800      |
| Assessor Market Value | \$628,425      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | MIDDLESEX                        |
| Lot (acres)   | 0.11                             |
| Construction  | Brick                            |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Apr 29, 2013 | Financing | Mortgage   |           |                    | \$300K |
| Jun 12, 2007 | Resale    | Deed       | \$332,000 | \$362              | \$315K |
| Jul 1, 2003  | Resale    | Grant Deed | \$300,000 | \$328              | \$210K |
| Feb 15, 2002 | Financing | Mortgage   |           |                    | \$300K |
| Apr 21, 1999 | Resale    | Grant Deed | \$349,000 | \$381              | \$279K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Franklin Elementary School | Elementary | KG–5   | 0.4 mi   |
| F. A. Day Middle School    | Middle     | 6–8    | 0.9 mi   |
| Newton North High School   | High       | 9–12   | 1.2 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-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|