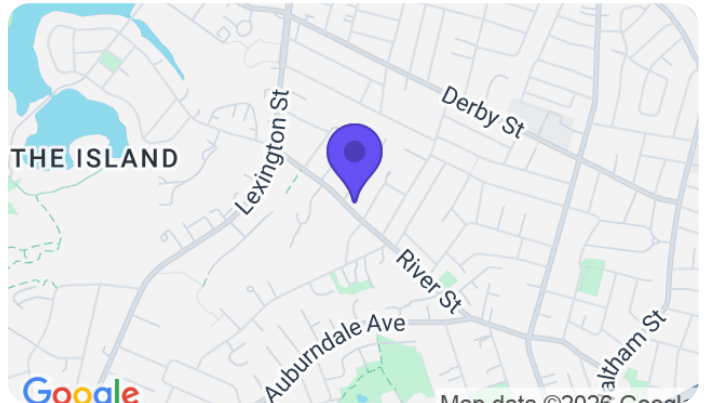
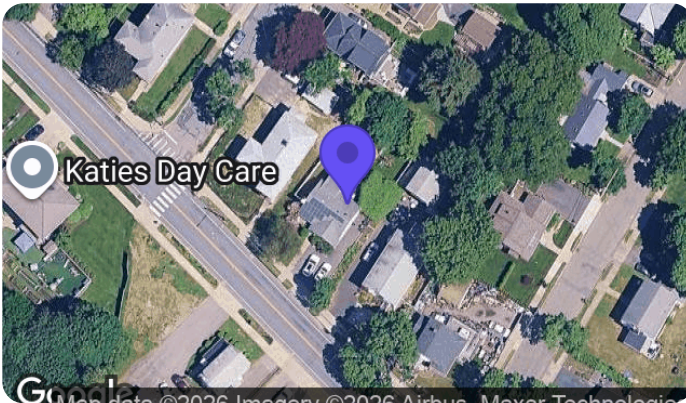
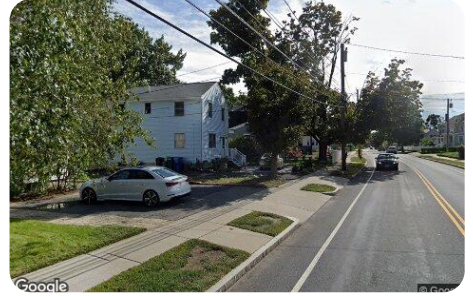


Single Family Residence **RESIDENTIAL**

263 RIVER ST

WEST NEWTON, MA 02465

\$1,022,646 TopHap Estimate · \$980 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,043 ft²
LIVING AREA

0.14 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$1M

\$933K low

\$1.1M high

Last Sale

\$890,000 · Nov 26, 2024

Est. Owner Equity

\$592,646

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,182 (2025)
Assessed Value	\$732,900
Assessor Market Value	\$842,935

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MIDDLESEX
Lot (acres)	0.14
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

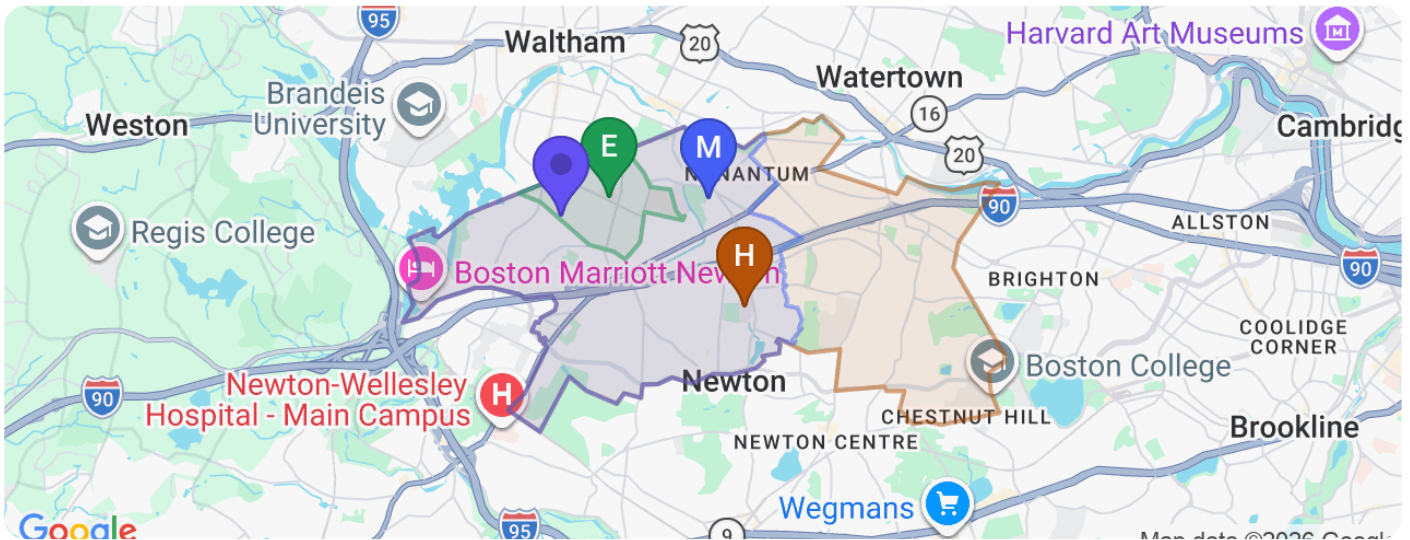
DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$890,000	\$853	\$490K
Sep 9, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$720,000	\$690	\$648K
May 20, 2019	Quitclaim	Quit Claim Transfer			\$275K
Oct 20, 2014	Quitclaim	Quit Claim Transfer			
Mar 6, 2013	Financing	Mortgage			\$100K
Nov 8, 2011	Financing	Mortgage			\$135K
Dec 2, 2009	Financing	Mortgage			\$151K
Jun 18, 2003	Financing	Mortgage			\$210K
Mar 10, 2003	Financing	Mortgage			\$100K
Dec 12, 2002	Financing	Mortgage			\$212K
Oct 17, 2002	Financing	Mortgage			\$100K
Oct 26, 2001	Financing	Mortgage			\$75K
Jun 9, 1998	Financing	Mortgage			\$176K

Mar 23, 1998	Financing	Mortgage			\$25K
Nov 25, 1997	Financing	Mortgage			\$177K
May 8, 1997	Financing	Mortgage			\$45K
Nov 22, 1996	Financing	Mortgage			\$158K
Dec 29, 1994	Resale	Grant Deed	\$169,000	\$162	\$161K
Oct 29, 1990	Financing	Mortgage			\$21K
Dec 6, 1988	Resale	Grant Deed	\$185,000	\$177	\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Elementary School	Elementary	KG–5	0.4 mi
F. A. Day Middle School	Middle	6–8	1.2 mi
Newton North High School	High	9–12	1.6 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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