

Condominium

**RESIDENTIAL**

# 178 RIVER ST

WALTHAM, MA 02453

**\$290,070** TopHap Estimate · \$547 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**530 ft<sup>2</sup>**

LIVING AREA

**0.97 ac**

LOT SIZE

**1983**

YEAR BUILT

**3**

STORIES

**3**

ROOMS

## VALUATION

**\$290K**

\$266K low

\$314K high

Last Sale

**\$125,000 · Aug 31, 2022**

Est. Owner Equity

**\$290,070**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,604 (2025) |
| Assessed Value        | \$265,200      |
| Assessor Market Value | \$365,465      |

## 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------------------------|-----------|--------------------|--------|
| Aug 27, 2022 | Resale    | Quit Claim Arm'S Length For Ne States | \$125,000 | \$236              |        |
| Dec 9, 2021  | Quitclaim | Quit Claim Transfer                   |           |                    |        |
| Aug 13, 2009 | Financing | Mortgage                              |           |                    | \$63K  |
| Jul 12, 2004 | Resale    | Grant Deed                            | \$170,000 | \$321              | \$136K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Henry Whittemore Elementary School | Elementary | KG–5   | 0.5 mi   |
| John W. McDevitt Middle School     | Middle     | 6–8    | 0.7 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

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>106</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>32,080</b><br>POPULATION | <b>\$107K</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> |
|-----------|-----------------------|