

Duplex (2 Units, Any Combination)

RESIDENTIAL

# 13 RIVERVIEW AVE # 15

WALTHAM, MA 02453

4

BEDS

3

BATHS

2,240 ft<sup>2</sup>

LIVING AREA

0.19 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

## VALUATION

Last Sale

\$820,000 · Nov 9, 2023

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,730 (2025) |
| Assessed Value    | \$787,200      |
| Previous Assessed | \$787,200      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Two Family                        |
| County        | Middlesex                         |
| Lot (acres)   | 0.19                              |
| Construction  | Frame (Unspecified)               |
| Roof          | Asphalt                           |
| Heating       | Forced Air                        |

Pool

No

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------------------------|-----------|--------------------|--------|
| Oct 17, 2023 | Quitclaim         | Quit Claim Transfer                   |           |                    |        |
| Nov 9, 2023  | Resale            | Quit Claim Arm'S Length For Ne States | \$820,000 | \$366              | \$697K |
| Feb 5, 2013  | Recorded document | Grant Deed                            | \$1       | \$0                |        |
| Apr 14, 2009 | Financing         | Mortgage                              |           |                    | \$106K |
| May 30, 2008 | Recorded document | Grant Deed                            | \$1       | \$0                |        |
| Jan 13, 2003 | Financing         | Mortgage                              |           |                    | \$141K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Henry Whittemore Elementary School | Elementary | KG–5   | 0.9 mi   |
| John W. McDevitt Middle School     | Middle     | 6–8    | 1.4 mi   |
| Waltham Sr High School             | High       | 9–12   | 2.4 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

**Owner occupied**