

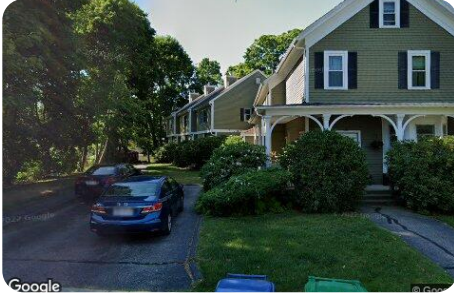
Condominium

RESIDENTIAL

50 RIVER ST

WEST NEWTON, MA 02465

\$894,485 TopHap Estimate · \$585 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,530 ft²

LIVING AREA

0.52 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$894K

\$849K low

\$940K high

Est. Owner Equity

\$578,785

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$6,855 (2025)
Assessed Value	\$699,500
Assessor Market Value	\$930,050

PROPERTY FACTS

Property Type	Condominium
County	MIDDLESEX
Lot (acres)	0.52
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

[Deck](#)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2013	Recorded document	Grant Deed	\$1	\$0	
Feb 21, 2013	Financing	Grant Deed			\$316K
Jul 29, 2010	Financing	Mortgage			\$327K
Jan 14, 2010	Financing	Mortgage			\$329K
Nov 10, 2005	Financing	Mortgage			\$30K
Feb 12, 2004	Financing	Mortgage			\$324K
Oct 31, 2003	Resale	Grant Deed	\$467,500	\$306	\$323K
Apr 8, 2003	Financing	Mortgage			\$239K
Aug 29, 2002	Financing	Mortgage			\$240K
Jun 21, 2001	Financing	Mortgage			\$240K
May 15, 2000	Resale	Grant Deed	\$304,250	\$199	\$240K
Jan 28, 1988	Resale	Grant Deed	\$230,000	\$150	\$165K
Apr 16, 1987	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burr Elementary School	Elementary	KG–5	0.7 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

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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