

Condominium

RESIDENTIAL

223 RIVER ST

WEST NEWTON, MA 02465

\$540,316 TopHap Estimate · \$728 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

742 ft²

LIVING AREA

0.18 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$540K

\$515K low

\$566K high

Last Sale

\$405,000 · Jul 10, 2020

Est. Owner Equity

\$175,316

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,082 (2025)
Assessed Value	\$416,500
Assessor Market Value	\$544,350

PROPERTY FACTS

Property Type	Condominium
County	MIDDLESEX
Lot (acres)	0.18
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$405,000	\$546	\$365K
Jul 14, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$310,000	\$418	\$295K
Aug 16, 2011	Resale	Grant Deed	\$237,000	\$319	
Aug 25, 2005	Resale	Grant Deed	\$350,000	\$472	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Elementary School	Elementary	KG–5	0.4 mi
F. A. Day Middle School	Middle	6–8	1.1 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	Absentee owner
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