

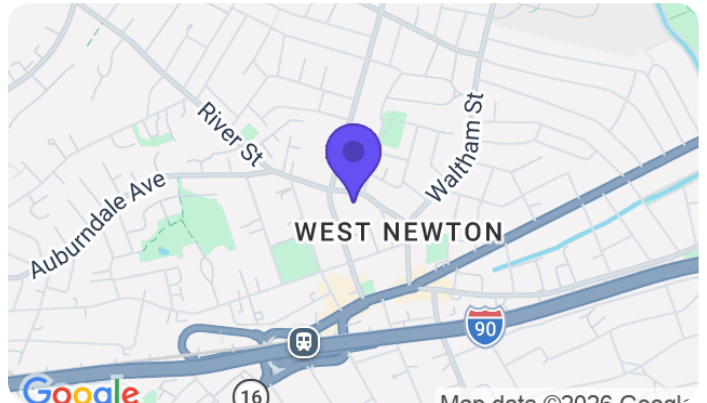
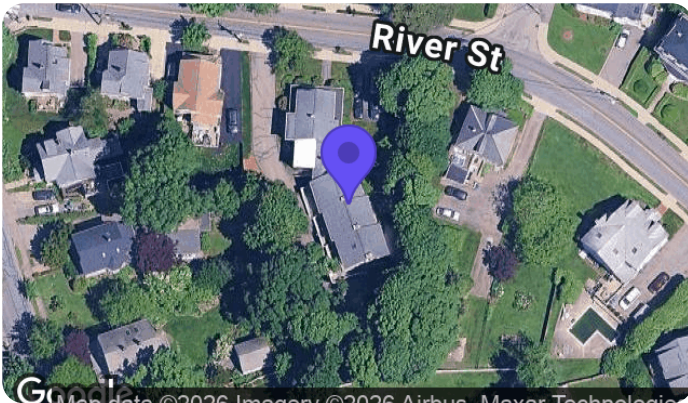
Condominium

RESIDENTIAL

52 RIVER ST

WEST NEWTON, MA 02465

\$918,750 TopHap Estimate · \$535 / ft² · confidence 92 · as of Jun 23, 2026



2
BEDS

1.5
BATHS

1,717 ft²
LIVING AREA

0.52 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

4
ROOMS

1
PARKING

VALUATION

\$919K

\$845K low

\$992K high

Last Sale

\$975,000 · Feb 16, 2023

Est. Owner Equity

\$223,750

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,205 (2025)
Assessed Value	\$735,200
Assessor Market Value	\$884,735

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

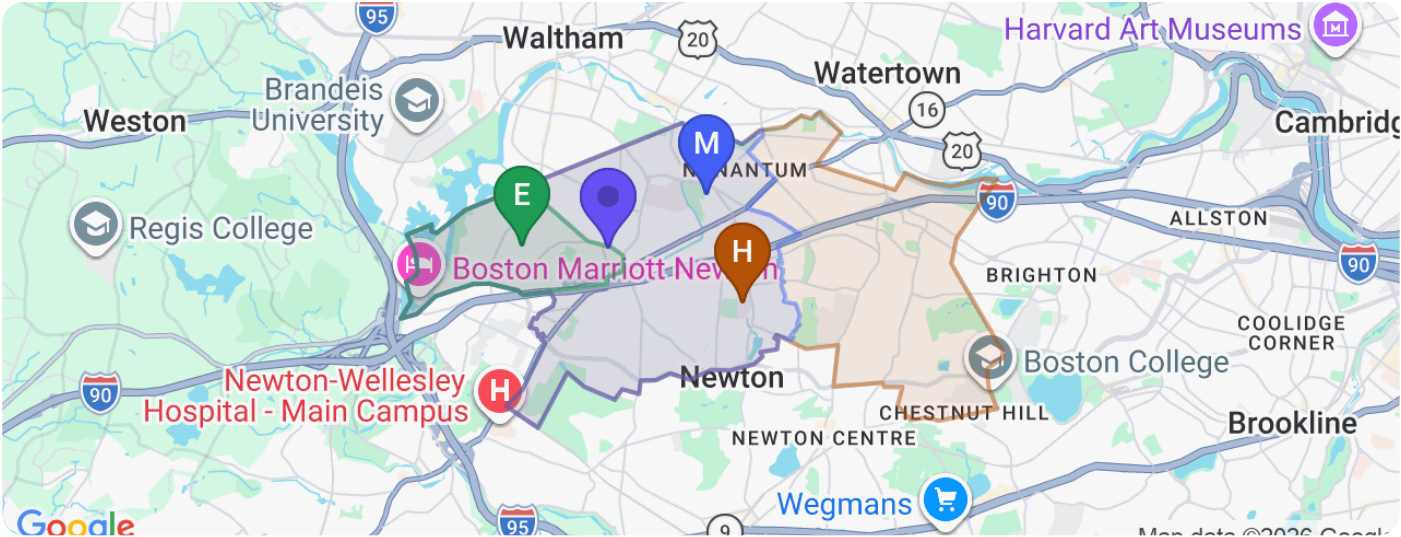
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 16, 2023	Resale	Condominium Deed	\$975,000	\$568	\$695K
Oct 3, 2011	Financing	Mortgage			\$329K
Sep 13, 2010	Financing	Mortgage			\$364K
Mar 10, 2009	Resale	Grant Deed	\$436,000	\$254	
Mar 10, 2009	Financing	Mortgage			\$392K
Apr 8, 2003	Financing	Mortgage			\$295K
Oct 31, 2001	Resale	Grant Deed	\$379,440	\$221	\$304K
Aug 17, 1993	Resale	Grant Deed	\$179,000	\$104	\$130K

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	Absentee owner
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