

Single Family Residence **RESIDENTIAL**

309 RIVER ST

WEST NEWTON, MA 02465

\$1,020,998 TopHap Estimate · \$589 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,734 ft²

LIVING AREA

4,250 ft²

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1M

\$950K low

\$1.1M high

Est. Owner Equity

\$820,998

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$7,904 (2025)
Assessed Value	\$806,500
Assessor Market Value	\$933,375

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.10
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2003	Financing	Mortgage			\$200K
Feb 22, 2003	Financing	Mortgage			\$60K
Jun 21, 2002	Resale	Grant Deed	\$426,000	\$246	\$220K
Jan 19, 2000	Financing	Mortgage			\$47K
Oct 6, 1989	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Elementary School	Elementary	KG–5	0.5 mi
F. A. Day Middle School	Middle	6–8	1.3 mi
Newton North High School	High	9–12	1.8 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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