

Single Family Residence **RESIDENTIAL**

285 RIVER ST

WEST NEWTON, MA 02465

\$1,484,265 TopHap Estimate · \$768 / ft² · confidence 90 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

1,933 ft²

LIVING AREA

0.23 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$1,200,000 · Jun 6, 2022

Est. Owner Equity

\$655,765

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$10,591 (2025)
Assessed Value	\$1,080,700
Assessor Market Value	\$1,386,145

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.23
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$1,200,000	\$621	\$829K
Sep 4, 2012	Financing	Mortgage			\$120K
Oct 6, 2009	Recorded document	Grant Deed	\$1	\$0	
May 24, 2007	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Elementary School	Elementary	KG–5	0.4 mi
F. A. Day Middle School	Middle	6–8	1.2 mi
Newton North High School	High	9–12	1.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------