

Duplex (2 Units, Any Combination) **RESIDENTIAL**

44 RIVER ST
NEWTON, MA 02465



4
BEDS

2
BATHS

1,904 ft²
LIVING AREA

0.24 ac
LOT SIZE

1870
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

Last Sale **\$290,000 · Aug 16, 1996**

TAX & ASSESSMENT

Property Tax	\$9,348 (2025)
Assessed Value	\$953,900
Previous Assessed	\$926,100

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Two Family
County	Middlesex
Lot (acres)	0.24
Construction	Brick
Roof	Slate
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 1996	Resale	Grant Deed	\$290,000	\$152	

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	1.1 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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