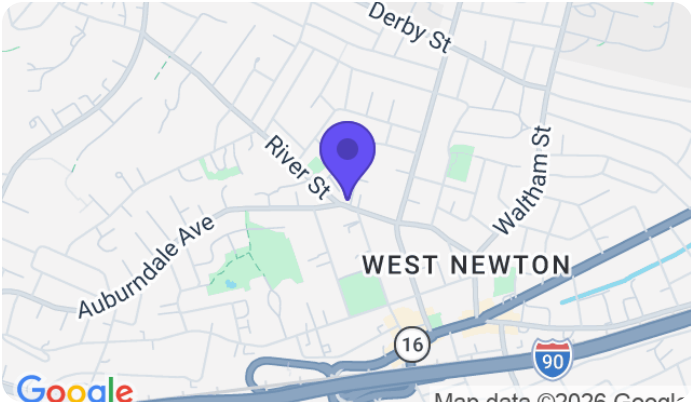
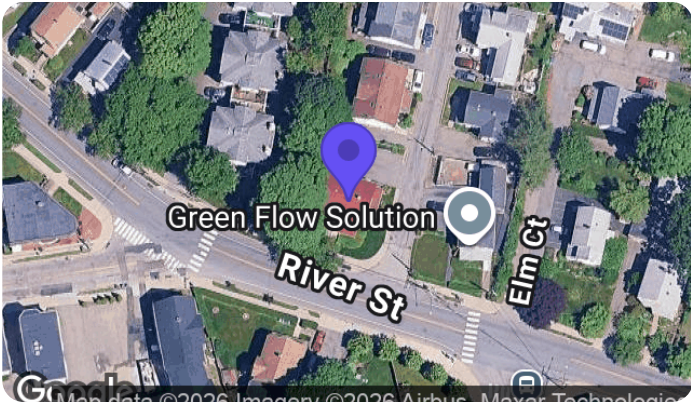


Duplex (2 Units, Any Combination) RESIDENTIAL

117 RIVER ST
WEST NEWTON, MA 02465



4
BEDS

3
BATHS

2,318 ft²
LIVING AREA

0.11 ac
LOT SIZE

1880
YEAR BUILT

2
STORIES

11
ROOMS

VALUATION

Last Sale \$1,255,000 · Apr 26, 2024

TAX & ASSESSMENT

Property Tax	\$10,559 (2025)
Assessed Value	\$1,077,400

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	MIDDLESEX
Lot (acres)	0.11
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Pool	No

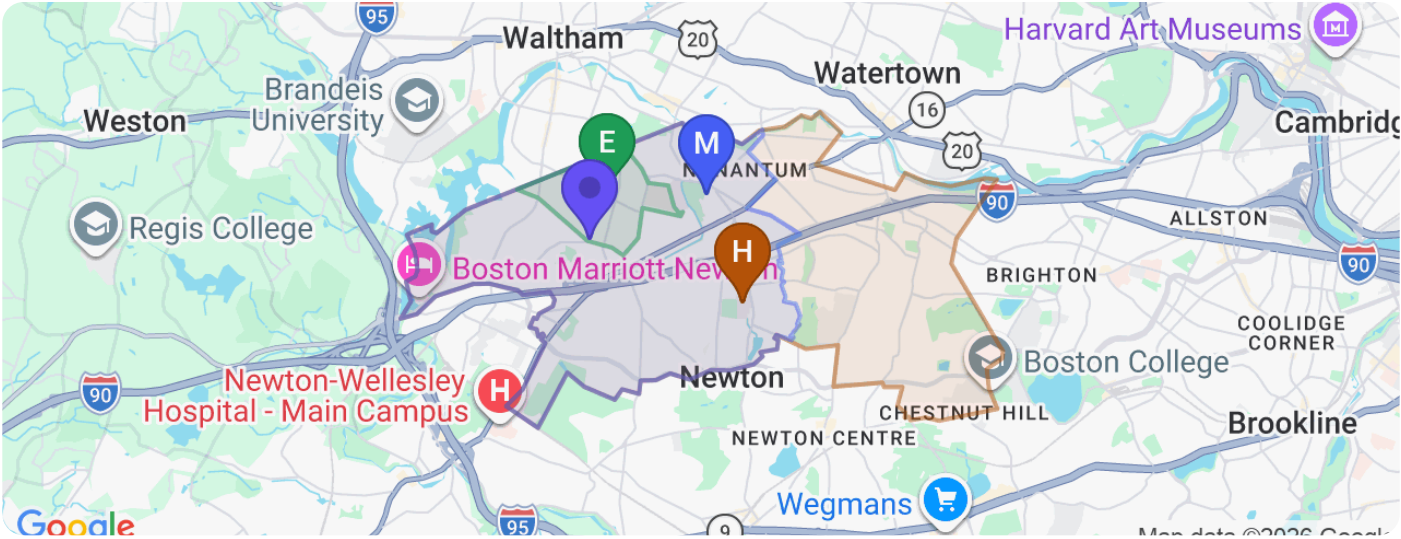
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$1,255,000	\$541	\$1.1M
Oct 13, 2016	Quitclaim	Quit Claim Transfer			\$180K
Oct 23, 2006	Financing	Grant Deed			\$80K
Oct 23, 2006	Recorded document	Grant Deed	\$1	\$0	
Oct 23, 2006	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	1.0 mi
Newton North High School	High	9–12	1.3 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