

Single Family Residence **RESIDENTIAL**

256 RIVER ST

WEST NEWTON, MA 02465

\$770,544 TopHap Estimate · \$649 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,188 ft²

LIVING AREA

0.18 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$771K

\$732K low

\$809K high

Last Sale

\$430,000 · Mar 30, 2007

Est. Owner Equity

\$428,544

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,729 (2025)
Assessed Value	\$686,600
Assessor Market Value	\$740,905

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MIDDLESEX
Lot (acres)	0.18
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2009	Financing	Mortgage			\$291K
Aug 5, 2008	Financing	Mortgage			\$30K
Mar 30, 2007	Non-arms-length	Deed	\$430,000	\$362	\$300K
Aug 28, 2003	Financing	Mortgage			\$100K
Oct 25, 2002	Financing	Mortgage			\$100K
Apr 10, 2002	Financing	Mortgage			\$100K
Sep 28, 2001	Financing	Mortgage			\$111K
Aug 2, 1993	Resale	Grant Deed	\$180,000	\$152	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burr 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	1.6 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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