

Single Family Residence

RESIDENTIAL

262 RIVER ST

WEST NEWTON, MA 02465

\$902,905 TopHap Estimate · \$924 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

977 ft²

LIVING AREA

0.26 ac

LOT SIZE

1830

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$903K

\$833K low

\$972K high

Last Sale

\$850,000 · May 20, 2024

Est. Owner Equity

\$902,905

TAX & ASSESSMENT

Property Tax	\$6,934 (2025)
Assessed Value	\$707,600
Assessor Market Value	\$842,175

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.26
Construction	Concrete
Roof	Asphalt
Heating	Steam
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$850,000	\$870	
May 15, 2024	Financing	Redemption Deed			
Nov 2, 2015	Quitclaim	Quit Claim Transfer			

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	1.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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