

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

56 RIVERSIDE ST
WATERTOWN, MA 02472



4
BEDS

2
BATHS

2,796 ft²
LIVING AREA

0.25 ac
LOT SIZE

1868
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

Last Sale **\$700,000 · Sep 4, 2025**

TAX & ASSESSMENT

Property Tax	\$11,244 (2025)
Assessed Value	\$962,700
Previous Assessed	\$962,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Middlesex
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$700,000	\$250	\$665K
Mar 5, 1999	Financing	Mortgage			\$25K
Jul 25, 1991	Financing	Mortgage			\$76K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Watertown High School	High	9–12	0.5 mi
Hosmer Elementary School	Elementary	PK–5	0.8 mi
Watertown Middle School	Middle	6–8	0.8 mi

District: Watertown 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 02472

112 CRIME INDEX	103 AIR POLLUTION	35,928 POPULATION	\$115K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
--------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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