

Single Family Residence **RESIDENTIAL**

286 RIVER ST

WEST NEWTON, MA 02465

\$1,200,950 TopHap Estimate · \$641 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,875 ft²

LIVING AREA

0.18 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$823,250

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$11,279 (2025)
Assessed Value	\$1,150,900
Assessor Market Value	\$1,291,050

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2025	Quitclaim	Quit Claim Transfer			
Dec 5, 2025	Quitclaim	Quit Claim Transfer			
Aug 7, 2009	Recorded document	Grant Deed	\$1	\$0	
Jul 30, 2009	Financing	Grant Deed			\$350K
Jul 30, 2009	Recorded document	Grant Deed	\$1	\$0	
Dec 21, 2006	Recorded document	Grant Deed	\$1	\$0	
Sep 15, 1999	Financing	Mortgage			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burr Elementary School	Elementary	KG–5	0.4 mi
F. A. Day Middle School	Middle	6–8	1.3 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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