

Single Family Residence **RESIDENTIAL**

295 RIVER ST

WEST NEWTON, MA 02465

\$1,274,099 TopHap Estimate · \$635 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,006 ft²

LIVING AREA

0.3 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$293,000 · Aug 16, 2007

Est. Owner Equity

\$824,099

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$10,288 (2025)
Assessed Value	\$1,049,800
Assessor Market Value	\$1,043,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.30
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2024	Quitclaim	Quit Claim Transfer			\$450K
Feb 10, 2022	Quitclaim	Quit Claim Transfer			
Dec 28, 2021	Quitclaim	Quit Claim Transfer			
Nov 25, 2016	Quitclaim	Quit Claim Transfer			
Nov 17, 2015	Quitclaim	Quit Claim Transfer			
Mar 5, 2014	Quitclaim	Quit Claim Transfer			
Dec 9, 1993	Resale	Grant Deed	\$253,000	\$126	\$50K
Mar 5, 1992	Financing	Mortgage			\$125K
Apr 30, 1990	Financing	Mortgage			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin 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
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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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