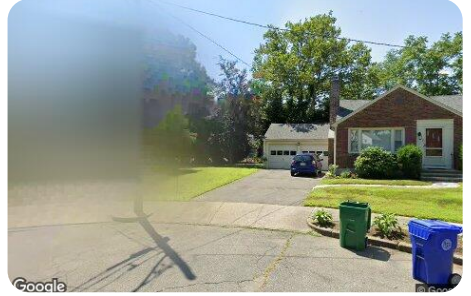


Single Family Residence **RESIDENTIAL**

30 RICHARDS CIR

WEST NEWTON, MA 02465

\$1,529,350 TopHap Estimate · \$786 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,946 ft²

LIVING AREA

0.43 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$1,427,500 · Jun 9, 2025

Est. Owner Equity

\$244,743

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$11,104 (2025)
Assessed Value	\$1,133,100
Assessor Market Value	\$1,358,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.43
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 6, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$1,427,500	\$734	\$1.3M
Nov 16, 2017	Quitclaim	Quit Claim Transfer			
Feb 7, 2007	Financing	Mortgage			\$200K
Feb 7, 2007	Financing	Mortgage			\$200K
Jan 20, 2004	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
F. A. Day Middle School	Middle	6–8	0.3 mi
Horace Mann Elementary School	Elementary	KG–5	0.6 mi
Newton North High School	High	9–12	1.1 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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