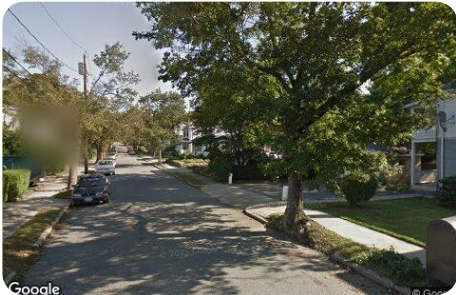


Duplex (2 Units, Any Combination) **RESIDENTIAL**

265 RIVER ST
WEST NEWTON, MA 02465



4
BEDS

2
BATHS

2,268 ft²
LIVING AREA

0.15 ac
LOT SIZE

1920
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

Last Sale

\$1,450,000 · Apr 29, 2026

TAX & ASSESSMENT

Property Tax

\$9,286 (2025)

Assessed Value

\$947,600

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	MIDDLESEX
Lot (acres)	0.15
Construction	Concrete
Roof	Asphalt
Heating	Steam
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2026	Resale	Condominium Deed	\$1,450,000	\$639	
Mar 13, 2025	Quitclaim	Quit Claim Transfer			\$1.4M
Sep 6, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$951,000	\$419	\$713K
Jul 22, 2015	Quitclaim	Quit Claim Transfer			
Sep 5, 2013	Financing	Mortgage			\$442K
Aug 11, 2003	Financing	Mortgage			\$100K
May 8, 2003	Financing	Mortgage			\$416K
Nov 27, 2001	Resale	Grant Deed	\$575,000	\$254	\$399K

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

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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