

Condominium

RESIDENTIAL

78 RIVERSIDE ST

WATERTOWN, MA 02472



3

BEDS

3

BATHS

1,345 ft²

LIVING AREA

0.16 ac

LOT SIZE

1885

YEAR BUILT

2

STORIES

6

ROOMS

TAX & ASSESSMENT

Property Tax	\$8,097 (2025)
Assessed Value	\$693,200
Previous Assessed	\$733,400

PROPERTY FACTS

Property Type	Condominium
Style	Two Family
County	Middlesex
Construction	Wood Frame

Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	58 HEAT	84 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$1,175,000	\$874	
Apr 1, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$1,025,000	\$762	\$1.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Watertown High School	High	9–12	0.5 mi
Hosmer Elementary School	Elementary	PK–5	0.7 mi
Watertown Middle School	Middle	6–8	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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