

Single Family Residence **RESIDENTIAL**

245 RIVER ST

WEST NEWTON, MA 02465

\$918,544 TopHap Estimate · \$800 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,148 ft²

LIVING AREA

0.13 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$919K

\$860K low

\$977K high

Last Sale

\$792,000 · Jul 1, 2024

Est. Owner Equity

\$324,544

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,753 (2025)
Assessed Value	\$689,100
Assessor Market Value	\$819,660

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.13
Construction	Concrete
Roof	Asphalt
Heating	Steam
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$792,000	\$690	\$594K
Mar 29, 2003	Financing	Mortgage			\$149K
Mar 12, 2002	Resale	Grant Deed	\$345,000	\$301	\$150K
Feb 24, 1998	Financing	Mortgage			\$197K
Jun 24, 1994	Resale	Grant Deed	\$175,000	\$152	\$158K
Jan 9, 1991	Financing	Mortgage			\$7K
Nov 27, 1989	Resale	Grant Deed	\$130,000	\$113	\$95K

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	1.6 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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