

Single Family Residence **RESIDENTIAL**

# 75 RIVERVIEW AVE

WALTHAM, MA 02453

**\$1,140,905** TopHap Estimate · \$592 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



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**3**

BEDS

**1.5**

BATHS

**1,928 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1929**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$1,100,000 · Oct 9, 2025**

Est. Owner Equity

**\$1,140,905**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,221 (2025) |
| Assessed Value        | \$735,300      |
| Assessor Market Value | \$887,775      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | MIDDLESEX               |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                  | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------------------------|-------------|--------------------|--------|
| Oct 7, 2025  | Resale    | Quit Claim Arm'S Length For Ne States | \$1,100,000 | \$571              |        |
| Sep 23, 2025 | Quitclaim | Quit Claim Transfer                   |             |                    |        |
| May 15, 2019 | Quitclaim | Quit Claim Transfer                   |             |                    |        |
| Jul 8, 2005  | Financing | Mortgage                              |             |                    | \$75K  |
| Aug 11, 2004 | Financing | Mortgage                              |             |                    | \$112K |
| Mar 15, 1999 | Financing | Mortgage                              |             |                    | \$120K |
| Sep 5, 1996  | Financing | Mortgage                              |             |                    | \$82K  |
| Aug 7, 1987  | Resale    | Grant Deed                            | \$240,000   | \$124              | \$60K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Henry Whittemore Elementary School | Elementary | KG–5   | 1.0 mi   |
| John W. McDevitt Middle School     | Middle     | 6–8    | 1.5 mi   |
| Waltham Sr High School             | High       | 9–12   | 2.5 mi   |

District: Waltham School District



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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 02453

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>106</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>32,080</b><br>POPULATION | <b>\$107K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|