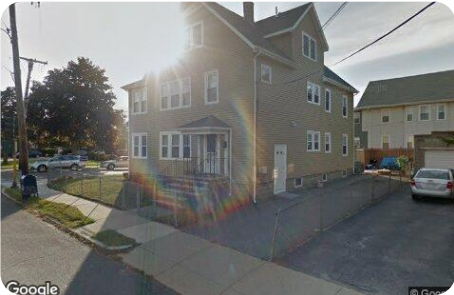


Duplex (2 Units, Any Combination) **RESIDENTIAL**

46 RIVER ST
ARLINGTON, MA 02474



4
BEDS

2
BATHS

2,436 ft²
LIVING AREA

3,999 ft²
LOT SIZE

1919
YEAR BUILT

2
STORIES

11
ROOMS

VALUATION

Last Sale **\$1,100,000 · Sep 16, 2020**

TAX & ASSESSMENT

Property Tax	\$11,799 (2025)
Assessed Value	\$1,095,500
Previous Assessed	\$1,029,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Two Family
County	Middlesex
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Roll Tar & Gravel
Heating	Steam
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$1,100,000	\$452	\$880K
Apr 13, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thompson Elementary School	Elementary	KG–5	0.2 mi
Arlington High School	High	9–12	1.1 mi
Ottoson Middle School	Middle	7–8	1.8 mi

District: Arlington 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 02474

93 CRIME INDEX	106 AIR POLLUTION	28,942 POPULATION	\$135K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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