

Condominium

RESIDENTIAL

8 RIVER ST

ARLINGTON, MA 02474

\$651,051 TopHap Estimate · \$626 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,040 ft²

LIVING AREA

0.11 ac

LOT SIZE

1915

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$651K

\$597K low

\$705K high

Last Sale

\$660,000 · Mar 13, 2025

Est. Owner Equity

\$651,051

TAX & ASSESSMENT

Property Tax	\$5,501 (2025)
Assessed Value	\$510,800
Assessor Market Value	\$623,770

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	MIDDLESEX
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Steam
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2026	Quitclaim	Quit Claim Transfer			
Mar 12, 2025	Resale	Condominium Deed	\$660,000	\$635	\$396K
May 23, 2020	Resale	Condominium Deed	\$549,000	\$528	\$522K
Feb 4, 2014	Quitclaim	Quit Claim Transfer			\$50K
Feb 4, 2014	Quitclaim	Quit Claim Transfer			
Jan 28, 2002	Financing	Mortgage			\$500K

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	Owner occupied
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