

Single Family Residence **RESIDENTIAL**

66 RIVER ST

MIDDLETON, MA 01949

\$764,616 TopHap Estimate · \$390 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,963 ft²

LIVING AREA

0.99 ac

LOT SIZE

1962

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$765K

\$732K low

\$797K high

Last Sale

\$450,000 · Dec 27, 2006

Est. Owner Equity

\$364,616

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$8,074 (2025)
Assessed Value	\$679,100
Assessor Market Value	\$746,795

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	0.99
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2012	Financing	Mortgage			\$258K
Feb 10, 2009	Recorded document	Grant Deed	\$1	\$0	
Feb 10, 2009	Financing	Mortgage			\$295K
Dec 27, 2006	Resale	Grant Deed	\$450,000	\$229	\$300K
Jun 23, 2003	Financing	Mortgage			\$65K
Jul 23, 2002	Financing	Mortgage			\$90K
Apr 16, 1999	Financing	Mortgage			\$100K
Sep 20, 1994	Financing	Mortgage			\$55K
Apr 3, 1987	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.0 mi
Masconomet Regional High School	High	9–12	4.3 mi
Masconomet Regional Middle School	Middle	7–8	4.3 mi

District: Middleton 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 01949

42

CRIME INDEX

97

AIR POLLUTION

9,880

POPULATION

\$149K

MEDIAN IN-COME

49°F

AVG TEMP

58%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied