

Single Family Residence **RESIDENTIAL**

18 RIVER ST

MIDDLETON, MA 01949

\$940,285 TopHap Estimate · \$395 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,378 ft²

LIVING AREA

0.34 ac

LOT SIZE

2010

YEAR BUILT

3

STORIES

8

ROOMS

VALUATION

\$940K

\$891K low

\$990K high

Last Sale

\$480,000 · Mar 25, 2011

Est. Owner Equity

\$544,285

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$10,214 (2025)
Assessed Value	\$859,000
Assessor Market Value	\$896,325

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.34
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	7 WILDFIRE	57 HEAT	79 STORM	32 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2014	Financing	Grant Deed			\$20K
Mar 25, 2011	Resale	Deed	\$480,000	\$202	\$380K
Jun 29, 2010	Financing	Mortgage			\$225K
Mar 17, 2010	Resale	Grant Deed	\$130,000	\$55	
Apr 3, 2006	Financing	Mortgage			\$9K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	0.7 mi
Masconomet Regional High School	High	9–12	3.8 mi
Masconomet Regional Middle School	Middle	7–8	3.8 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
-----------	----------------