

Single Family Residence

RESIDENTIAL

23 RIVER ST

ANDOVER, MA 01810

\$818,396 TopHap Estimate · \$484 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,690 ft²
LIVING AREA

0.48 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$818K

\$769K low

\$868K high

Last Sale

\$489,900 · Sep 26, 2014

Est. Owner Equity

\$438,396

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,019 (2025)
Assessed Value	\$722,100
Previous Assessed	\$686,900
Assessor Market Value	\$847,590

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

88 FLOOD	20 WILDFIRE	57 HEAT	86 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2014	Quitclaim	Quit Claim Transfer	\$489,900	\$290	\$390K
Jul 30, 2012	Financing	Mortgage			\$205K
Sep 4, 1998	Financing	Mortgage			\$108K
May 5, 1989	Financing	Mortgage			\$25K
Feb 26, 1987	Financing	Mortgage			\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Elementary School	Elementary	KG–5	0.5 mi
Andover High School	High	9–12	2.3 mi
West Middle School	Middle	6–8	2.4 mi

District: Andover 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 01810

41 CRIME INDEX	99 AIR POLLUTION	37,155 POPULATION	\$156K MEDIAN IN-COME	48°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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