

Single Family Residence

RESIDENTIAL

345 RIVER RD

TOPSHAM, ME 04086

\$517,715 TopHap Estimate · \$326 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,588 ft²

LIVING AREA

1 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$518K

\$459K low

\$576K high

Last Sale

\$225,000 · Jun 26, 2012

Est. Owner Equity

\$116,965

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,363 (2025)
Assessed Value	\$497,100
Previous Assessed	\$446,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SAGADAHOC
Lot (acres)	1.00
Roof	Asphalt
Heating	Hot Water
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2012	Non-arms-length	Warranty Deed	\$225,000	\$142	\$180K
Nov 26, 2007	Financing	Mortgage			\$247K
Aug 2, 2007	Financing	Warranty Deed			\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mt Ararat Middle School	Middle	6–8	1.7 mi
Woodside Elementary School	Elementary	KG–5	1.7 mi
Mt Ararat High School	High	9–12	1.9 mi

District: School Administrative District 75

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 04086

103 CRIME INDEX	95 AIR POLLUTION	9,915 POPULATION	\$80K MEDIAN IN-COME	45°F AVG TEMP	50% SUNSHINE
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------