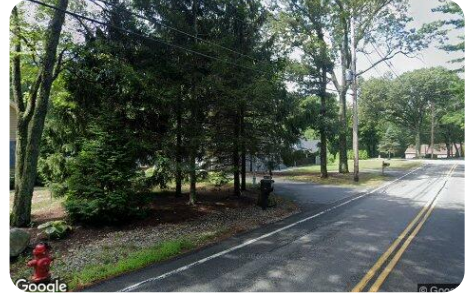
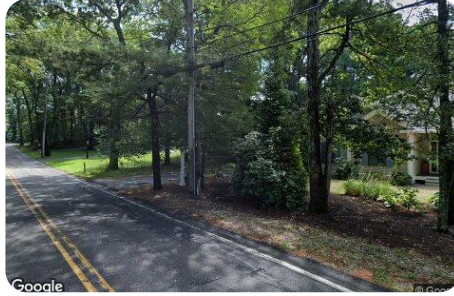


Single Family Residence **RESIDENTIAL**

94 RIVER ST

MIDDLETON, MA 01949

\$1,141,538 TopHap Estimate · \$425 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

2,688 ft²

LIVING AREA

0.93 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$1,075,000 · Apr 18, 2023

Est. Owner Equity

\$616,538

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$11,825 (2025)
Assessed Value	\$994,500
Assessor Market Value	\$1,157,005

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.93
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 18, 2023	Resale	Condominium Deed	\$1,075,000	\$400	\$525K
May 21, 2014	Financing	Mortgage			\$75K
Jun 22, 2011	Resale	Quit Claim Arm'S Length For Ne States	\$585,000	\$218	\$335K
Dec 7, 2010	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$456,000	\$170	
Feb 9, 2010	Financing	Mortgage			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.1 mi
Masconomet Regional High School	High	9–12	4.5 mi
Masconomet Regional Middle School	Middle	7–8	4.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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