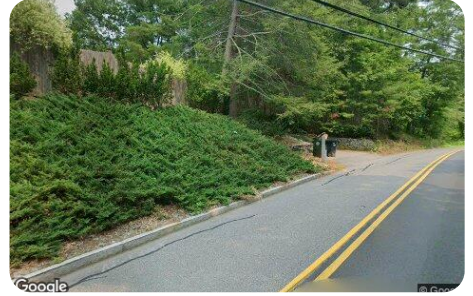


Single Family Residence **RESIDENTIAL**

70 RIVER ST

ANDOVER, MA 01810

\$1,264,594 TopHap Estimate · \$333 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,798 ft²

LIVING AREA

0.78 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$650,000 · Sep 25, 2019

Est. Owner Equity

\$662,594

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$9,853 (2025)
Assessed Value	\$788,900
Previous Assessed	\$764,200
Assessor Market Value	\$936,510

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.78
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2019	Resale	Quit Claim Arm'S Length For Ne States	\$650,000	\$171	\$603K
Jul 29, 2019	Quitclaim	Quit Claim Transfer			
Dec 3, 2004	Financing	Mortgage			\$100K
Jun 17, 2003	Financing	Mortgage			\$272K
Aug 31, 2000	Financing	Mortgage			\$20K
Feb 24, 2000	Financing	Mortgage			\$253K
May 20, 1996	Resale	Grant Deed	\$255,000	\$67	\$227K
Jun 26, 1992	Resale	Grant Deed	\$215,000	\$57	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Elementary School	Elementary	KG–5	0.6 mi
Andover High School	High	9–12	2.6 mi
West Middle School	Middle	6–8	2.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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