

Single Family Residence

RESIDENTIAL

69 RIVER ST

ANDOVER, MA 01810

\$410,111 TopHap Estimate · \$570 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

720 ft²

LIVING AREA

0.26 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$410K

\$392K low

\$428K high

Last Sale

\$10,000 · Mar 1, 1979

Est. Owner Equity

\$317,111

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$5,261 (2025)
Assessed Value	\$421,200
Previous Assessed	\$410,600
Assessor Market Value	\$509,865

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	ESSEX
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 1989	Financing	Mortgage			\$93K

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.

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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