

Single Family Residence **RESIDENTIAL**

6 RIVER RUN

MASHPEE, MA 02649

\$606,622 TopHap Estimate · \$425 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,428 ft²
LIVING AREA

0.41 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$607K

\$585K low

\$628K high

Last Sale

\$430,000 · Nov 16, 2020

Est. Owner Equity

\$166,732

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,259 (2025)
Assessed Value	\$492,300
Previous Assessed	\$464,500
Assessor Market Value	\$594,605

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	BARNSTABLE
Lot (acres)	0.41
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 2020	Recorded document	Correction Deed			
Nov 10, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$430,000	\$301	\$440K
Jun 29, 2012	Resale	Grant Deed	\$241,500	\$169	\$246K
Jun 28, 1993	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$61,000	\$43	
Feb 1, 1990	Financing	Mortgage			\$17K
Jan 26, 1990	Financing	Mortgage			\$135K
Feb 16, 1989	Resale	Grant Deed	\$139,900	\$98	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mashpee Middle-High School	Middle	7–12	0.8 mi
Kenneth Coombs School	Elementary	PK–2	1.6 mi

District: Mashpee 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 02649

97 CRIME INDEX	90 AIR POLLUTION	15,617 POPULATION	\$90K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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