

Single Family Residence **RESIDENTIAL**

46 RIVER ST

BILLERICA, MA 01821

\$510,017 TopHap Estimate · \$422 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,209 ft²

LIVING AREA

0.19 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$510K

\$472K low

\$549K high

Est. Owner Equity

\$277,017

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,119 (2025)
Assessed Value	\$450,200
Assessor Market Value	\$655,975

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2009	Financing	Mortgage			\$158K
Feb 21, 2007	Financing	Mortgage			\$150K
Nov 30, 2004	Financing	Mortgage			\$100K
Feb 22, 1999	Financing	Mortgage			\$95K
Oct 2, 1995	Financing	Mortgage			\$27K
Jul 7, 1993	Financing	Mortgage			\$119K
Jul 13, 1990	Financing	Mortgage			\$8K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker	Elementary	KG–4	0.1 mi
Billerica Memorial High School	High	8–12	0.3 mi
Marshall Middle School	Middle	5–7	0.9 mi

District: Billerica 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 01821

40 CRIME INDEX	100 AIR POLLUTION	31,495 POPULATION	\$133K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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