

Single Family Residence **RESIDENTIAL**

# 9 RIVER ST

SOUTH YARMOUTH, MA 02664

**\$1,052,625** TopHap Estimate · \$623 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,690 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**1880**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.1M**

\$991K low

\$1.1M high

Last Sale

**\$470,000 · Feb 13, 2015**

Est. Owner Equity

**\$1,046,510**

Loan-to-Value

**1%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,452 (2025) |
| Assessed Value        | \$770,100      |
| Assessor Market Value | \$682,575      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | BARNSTABLE                       |
| Lot (acres)   | 0.38                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Feb 12, 2015 | Quitclaim         | Quit Claim Transfer | \$470,000 | \$278              |        |
| Dec 28, 2012 | Recorded document | Grant Deed          | \$1       | \$0                |        |
| Feb 28, 2012 | Financing         | Mortgage            |           |                    | \$50K  |
| Mar 21, 2011 | Financing         | Mortgage            |           |                    | \$373K |
| Mar 21, 2011 | Recorded document | Grant Deed          | \$1       | \$0                |        |
| Dec 21, 2009 | Recorded document | Grant Deed          | \$1       | \$0                |        |
| Dec 20, 2007 | Non-arms-length   | Grant Deed          | \$600,000 | \$355              | \$384K |
| Aug 3, 2004  | Financing         | Mortgage            |           |                    | \$150K |
| Feb 20, 2004 | Financing         | Mortgage            |           |                    | \$100K |
| Aug 13, 2003 | Financing         | Mortgage            |           |                    | \$217K |
| Aug 2, 2001  | Financing         | Mortgage            |           |                    | \$190K |
| Jul 19, 1999 | Resale            | Grant Deed          | \$219,000 | \$130              | \$219K |
| Mar 23, 1995 | Financing         | Mortgage            |           |                    | \$9K   |
| Jun 17, 1992 | Resale            | Grant Deed          | \$117,000 | \$69               |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Dennis Yarmouth Regional High School | High       | 9–12   | 1.3 mi   |
| Station Avenue Elementary School     | Elementary | KG–3   | 1.5 mi   |
| Mattacheese Middle School            | Middle     | 6–8    | 2.5 mi   |

District: Dennis-Yarmouth 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 02664

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>10,036</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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