

Single Family Residence

RESIDENTIAL

8 RIVER ST

BILLERICA, MA 01821

\$696,962

TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

2

BATHS

3,166 ft²

LIVING AREA

1.04 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$697K

\$660K low

\$734K high

Last Sale

\$177,000 · Jan 10, 1992

Est. Owner Equity

\$574,962

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$7,795 (2025)
Assessed Value	\$685,600
Assessor Market Value	\$819,755

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	1.04
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 1998	Financing	Mortgage			\$122K
Jan 10, 1992	Resale	Grant Deed	\$177,000	\$56	\$141K
May 28, 1987	Resale	Grant Deed	\$210,000	\$66	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker	Elementary	KG–4	0.2 mi
Billerica Memorial High School	High	8–12	0.2 mi
Marshall Middle School	Middle	5–7	0.8 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	Owner occupied
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