

Single Family Residence **RESIDENTIAL**

45 RIVER WOODS

SCARBOROUGH, ME 04074

\$800,307 TopHap Estimate · \$366 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,184 ft²

LIVING AREA

3.17 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$800K

\$730K low

\$871K high

Est. Owner Equity

\$496,307

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$7,350 (2025)
Assessed Value	\$648,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUMBERLAND
Lot (acres)	3.17
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 21, 2005	Financing	Mortgage			\$310K
Oct 21, 2005	Financing	Mortgage			\$38K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Scarborough Middle School	Middle	6–8	6.5 mi
Blue Point School	Elementary	PK–2	6.8 mi
Scarborough High School	High	9–12	6.9 mi

District: Scarborough

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.

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 NEIGHBORHOOD · ZIP 04074

52 CRIME INDEX	94 AIR POLLUTION	23,056 POPULATION	\$120K MEDIAN IN-COME	46°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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