

Single Family Residence

RESIDENTIAL

70 RIVER ST

MIDDLETON, MA 01949

\$614,234 TopHap Estimate · \$502 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,224 ft²

LIVING AREA

0.25 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$614K

\$598K low

\$631K high

Last Sale

\$585,000 · Dec 6, 2024

Est. Owner Equity

\$85,134

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$6,053 (2025)
Assessed Value	\$509,100
Assessor Market Value	\$554,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 6, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$585,000	\$478	\$529K
Aug 12, 2009	Recorded document	Grant Deed	\$1	\$0	
Dec 13, 2002	Financing	Mortgage			\$220K
Feb 1, 2001	Resale	Grant Deed	\$250,000	\$204	\$190K
Jul 25, 2000	Resale	Grant Deed	\$170,000	\$139	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.0 mi
Masconomet Regional High School	High	9–12	4.3 mi
Masconomet Regional Middle School	Middle	7–8	4.4 mi

District: Middleton 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 01949

42 CRIME INDEX	97 AIR POLLUTION	9,880 POPULATION	\$149K 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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