

Single Family Residence **RESIDENTIAL**

20 RIVER ST

MIDDLETON, MA 01949

\$655,779 TopHap Estimate · \$335 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,958 ft²

LIVING AREA

0.34 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$656K

\$636K low

\$675K high

Last Sale

\$137,000 · Jan 15, 1993

Est. Owner Equity

\$325,779

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,688 (2025)
Assessed Value	\$562,500
Assessor Market Value	\$644,005

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.34
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	13 WILDFIRE	57 HEAT	79 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2021	Quitclaim	Quit Claim Transfer			
Nov 28, 2011	Financing	Mortgage			\$155K
Jan 17, 2003	Financing	Mortgage			\$155K
Dec 21, 2001	Financing	Mortgage			\$100K
Dec 21, 2001	Financing	Mortgage			\$150K
Mar 17, 1999	Financing	Mortgage			\$26K
Oct 5, 1998	Financing	Mortgage			\$103K
Jan 15, 1993	Resale	Grant Deed	\$137,000	\$70	\$109K
Mar 20, 1989	Resale	Grant Deed	\$147,000	\$75	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	0.7 mi
Masconomet Regional High School	High	9–12	3.8 mi
Masconomet Regional Middle School	Middle	7–8	3.9 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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