

Single Family Residence **RESIDENTIAL**

# 174 RIVER RD

RICHMOND, ME 04357

**\$321,598** TopHap Estimate · \$271 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,188 ft<sup>2</sup>**  
LIVING AREA

**2.3 ac**  
LOT SIZE

**1977**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

## VALUATION

**\$322K**

\$278K low

\$365K high

Last Sale

**\$314,000 · Dec 8, 2025**

Est. Owner Equity

**\$7,598**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,513 (2025) |
| Assessed Value    | \$313,700      |
| Previous Assessed | \$139,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | SAGADAHOC                        |
| Lot (acres)   | 2.30                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Dec 5, 2025  | Resale    | Warranty Deed | \$314,000 | \$264              | \$314K |
| Jul 3, 2013  | Financing | Warranty Deed |           |                    | \$166K |
| Mar 19, 2012 | Financing | Mortgage      |           |                    | \$145K |
| Jan 20, 2009 | Financing | Mortgage      |           |                    | \$19K  |
| Feb 20, 2007 | Financing | Mortgage      |           |                    | \$10K  |
| Apr 6, 2006  | Financing | Mortgage      |           |                    | \$155K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Marcia Buker Elementary School | Elementary | PK–5   | 1.6 mi   |
| Richmond High School           | High       | 9–12   | 1.7 mi   |
| Richmond Middle School         | Middle     | 6–8    | 1.7 mi   |

District: Regional School Unit 02

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 04357

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>3,692</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|