

Triplex (3 Units, Any Combination)

RESIDENTIAL

56 RIVER RD

TOPSHAM, ME 04086



4

BEDS

3

BATHS

2,469 ft²

LIVING AREA

0.62 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

Last Sale

\$445,000 · May 4, 2022

TAX & ASSESSMENT

Property Tax	\$4,739 (2025)
Assessed Value	\$370,200
Previous Assessed	\$365,900

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
County	SAGADAHOC
Lot (acres)	0.62
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2022	Resale	Warranty Deed	\$445,000	\$180	\$396K
Aug 6, 2018	Quitclaim	Quit Claim Transfer			
Jan 4, 2008	Financing	Mortgage			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Elementary School	Elementary	KG–5	0.8 mi
Mt Ararat High School	High	9–12	1.5 mi
Mt Ararat Middle School	Middle	6–8	1.6 mi

District: School Administrative District 75

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 04086

103 CRIME INDEX	95 AIR POLLUTION	9,915 POPULATION	\$80K MEDIAN IN- COME	45°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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