

Triplex (3 Units, Any Combination)

RESIDENTIAL

225 RIVER ST

HAVERHILL, MA 01832



7

BEDS

3

BATHS

3,342 ft²

LIVING AREA

0.25 ac

LOT SIZE

1900

YEAR BUILT

3

STORIES

16

ROOMS

VALUATION

Last Sale

\$600,000 · Jul 1, 2022

TAX & ASSESSMENT

Property Tax	\$6,858 (2025)
Assessed Value	\$640,300
Previous Assessed	\$594,400

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Two Family
County	Essex
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Hot Water
Pool	No

CLIMATE RISK

32 FLOOD	5 WILDFIRE	56 HEAT	80 STORM	25 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2022	Quitclaim	Quit Claim Transfer			
Jun 30, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$600,000	\$180	\$450K
Feb 2, 2004	Financing	Mortgage			\$191K
Dec 17, 1999	Financing	Mortgage			\$158K
Oct 21, 1988	Resale	Grant Deed	\$181,000	\$54	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Consentino Middle School	Middle	5–8	0.5 mi
Haverhill High School	High	9–12	1.5 mi
Bartlett School	Elementary	KG–2	2.0 mi

District: Haverhill 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 01832

105 CRIME INDEX	95 AIR POLLUTION	25,371 POPULATION	\$83K MEDIAN IN-COME	48°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------