

Single Family Residence **RESIDENTIAL**

63 RIVER ST

ANDOVER, MA 01810

\$844,936 TopHap Estimate · \$393 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,152 ft²

LIVING AREA

0.46 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$845K

\$808K low

\$882K high

Last Sale

\$755,000 · Feb 3, 2025

Est. Owner Equity

\$89,936

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$8,153 (2025)
Assessed Value	\$652,800
Previous Assessed	\$632,800
Assessor Market Value	\$714,875

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.46
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$755,000	\$351	\$755K
Apr 14, 2015	Quitclaim	Quit Claim Transfer	\$385,000	\$179	\$366K
Jan 9, 2004	Financing	Mortgage			\$60K
Jun 26, 1998	Financing	Mortgage			\$20K
Sep 14, 1994	Financing	Mortgage			\$8K
Nov 24, 1993	Financing	Mortgage			\$65K
Sep 11, 1989	Financing	Mortgage			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Elementary School	Elementary	KG–5	0.5 mi
Andover High School	High	9–12	2.5 mi
West Middle School	Middle	6–8	2.6 mi

District: Andover 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 01810

41 CRIME INDEX	99 AIR POLLUTION	37,155 POPULATION	\$156K MEDIAN IN-COME	48°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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