

Single Family Residence

RESIDENTIAL

42 RIVER ST

BILLERICA, MA 01821

\$630,189 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,830 ft²

LIVING AREA

0.19 ac

LOT SIZE

1942

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$630K

\$593K low

\$668K high

Last Sale

\$302,500 · Aug 7, 2015

Est. Owner Equity

\$357,939

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,400 (2025)
Assessed Value	\$562,900
Assessor Market Value	\$567,055

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$302,500	\$165	\$272K
Mar 11, 2008	Financing	Mortgage			\$310K
Feb 12, 2004	Financing	Mortgage			\$227K
Mar 12, 2002	Financing	Mortgage			\$241K
May 30, 2001	Financing	Mortgage			\$245K
Jun 30, 2000	Financing	Mortgage			\$204K
Jun 30, 2000	Financing	Mortgage			\$10K
Sep 3, 1998	Financing	Mortgage			\$81K
Nov 7, 1997	Financing	Mortgage			\$62K
Oct 12, 1993	Resale	Grant Deed	\$134,900	\$74	\$128K
Nov 13, 1992	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker	Elementary	KG–4	0.1 mi
Billerica Memorial High School	High	8–12	0.3 mi
Marshall Middle School	Middle	5–7	0.8 mi

District: Billerica 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 01821

40 CRIME INDEX	100 AIR POLLUTION	31,495 POPULATION	\$133K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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