

Single Family Residence

RESIDENTIAL

44 RIVER ST

AMESBURY, MA 01913

\$549,258 TopHap Estimate · \$395 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,389 ft²

LIVING AREA

0.33 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$549K

\$527K low

\$571K high

Last Sale

\$42,000 · Sep 6, 1983

Est. Owner Equity

\$508,258

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$7,134 (2025)
Assessed Value	\$466,300
Assessor Market Value	\$444,315

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ESSEX
Lot (acres)	0.33
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 1993	Financing	Mortgage			\$41K
Sep 26, 1989	Financing	Mortgage			\$43K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Amesbury Middle School	Middle	5–8	0.3 mi
Amesbury High School	High	9–12	1.0 mi
Charles C. Cashman Elementary School	Elementary	PK–4	1.4 mi

District: Amesbury 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 01913

102 CRIME INDEX	91 AIR POLLUTION	17,658 POPULATION	\$98K MEDIAN IN-COME	49°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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