

Single Family Residence

RESIDENTIAL

26 RIVER ST

MIDDLETON, MA 01949

\$989,525 TopHap Estimate · \$306 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

3,232 ft²

LIVING AREA

1.01 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$990K

\$920K low

\$1.1M high

Est. Owner Equity

\$989,525

TAX & ASSESSMENT

Property Tax	\$9,961 (2025)
Assessed Value	\$837,800
Assessor Market Value	\$1,092,975

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	1.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Attached
Pool	No

CLIMATE RISK

28
FLOOD

17
WILDFIRE

57
HEAT

79
STORM

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2009	Recorded document	Grant Deed	\$1	\$0	
Dec 7, 1998	Resale	Grant Deed	\$150,000	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	0.8 mi
Masconomet Regional High School	High	9–12	3.9 mi
Masconomet Regional Middle School	Middle	7–8	3.9 mi

District: Middleton 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 01949

42 CRIME INDEX	97 AIR POLLUTION	9,880 POPULATION	\$149K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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