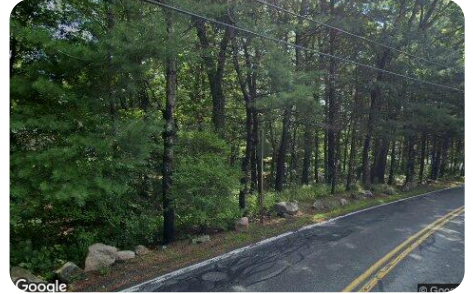


Single Family Residence **RESIDENTIAL**

109 RIVER ST

MIDDLETON, MA 01949

\$533,266 TopHap Estimate · \$567 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

1
BATHS

940 ft²
LIVING AREA

0.92 ac
LOT SIZE

1940
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$533K

\$479K low

\$588K high

Est. Owner Equity

\$440,266

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$5,180 (2025)
Assessed Value	\$435,700
Assessor Market Value	\$563,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cottage
County	ESSEX
Lot (acres)	0.92
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

45 FLOOD	17 WILDFIRE	57 HEAT	84 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2003	Financing	Mortgage			\$85K
Jul 23, 1993	Financing	Mortgage			\$102K
Aug 20, 1987	Financing	Mortgage			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.0 mi
Masconomet Regional High School	High	9–12	4.4 mi
Masconomet Regional Middle School	Middle	7–8	4.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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