

Single Family Residence

RESIDENTIAL

76 RIVER ST

ANDOVER, MA 01810

\$922,004 TopHap Estimate · \$486 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,898 ft²

LIVING AREA

0.3 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$922K

\$848K low

\$996K high

Last Sale

\$500,000 · Mar 25, 2019

Est. Owner Equity

\$492,004

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,657 (2025)
Assessed Value	\$773,200
Previous Assessed	\$694,500
Assessor Market Value	\$723,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 8, 2019	Resale	Quit Claim Transfer	\$500,000	\$263	\$430K
Dec 14, 2016	Quitclaim	Quit Claim Transfer	\$463,000	\$244	\$260K
Jun 18, 2015	Quitclaim	Quit Claim Transfer	\$265,000	\$140	\$150K
Jan 4, 2010	Financing	Mortgage			\$40K
Dec 3, 2004	Financing	Mortgage			\$55K
Mar 2, 1993	Financing	Mortgage			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Elementary School	Elementary	KG–5	0.6 mi
Andover High School	High	9–12	2.7 mi
West Middle School	Middle	6–8	2.8 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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