

Single Family Residence **RESIDENTIAL**

78 RIVER ST

ANDOVER, MA 01810

\$849,796 TopHap Estimate · \$449 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

1.5

BATHS

1,893 ft²

LIVING AREA

0.2 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$850K

\$801K low

\$899K high

Last Sale

\$29,000 · Jul 14, 1976

Est. Owner Equity

\$624,796

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax

\$8,095 (2025)

Assessed Value

\$648,100

Previous Assessed

\$625,600

Assessor Market Value

\$739,575

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 17, 2013	Quitclaim	Quit Claim Transfer			
Mar 10, 2009	Financing	Mortgage			\$250K
Mar 7, 2008	Financing	Mortgage			\$100K
Jun 10, 2005	Financing	Mortgage			\$150K
Oct 7, 2004	Financing	Mortgage			\$125K
Feb 5, 2003	Financing	Mortgage			\$80K
Aug 28, 2001	Financing	Mortgage			\$30K
Sep 30, 1999	Financing	Mortgage			\$25K
Jan 21, 1998	Financing	Mortgage			\$55K
Jul 24, 1996	Financing	Mortgage			\$17K
Nov 23, 1994	Financing	Mortgage			\$65K
May 19, 1993	Financing	Mortgage			\$30K

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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