

Single Family Residence

RESIDENTIAL

470 RIVER RD

ANDOVER, MA 01810

\$880,169 TopHap Estimate · \$370 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,376 ft²

LIVING AREA

1.12 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$880K

\$847K low

\$913K high

Last Sale

\$850,000 · Nov 3, 2025

Est. Owner Equity

\$880,169

TAX & ASSESSMENT

Property Tax	\$10,359 (2025)
Assessed Value	\$829,400
Previous Assessed	\$790,500
Assessor Market Value	\$939,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	1.12
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$850,000	\$358	
Jul 21, 2022	Quitclaim	Quit Claim Transfer			
Jul 21, 2009	Financing	Mortgage			\$374K
Apr 28, 2006	Financing	Mortgage			\$100K
Feb 28, 2005	Financing	Mortgage			\$75K
Nov 22, 2002	Financing	Mortgage			\$300K
Aug 30, 2001	Financing	Mortgage			\$25K
Jun 11, 1999	Resale	Grant Deed	\$292,000	\$123	\$263K
Mar 31, 1999	Financing	Mortgage			\$25K
Jul 31, 1995	Financing	Mortgage			\$173K
Nov 30, 1992	Financing	Mortgage			\$177K
Feb 28, 1990	Resale	Grant Deed	\$230,000	\$97	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
High Plain Elementary School	Elementary	KG–5	1.9 mi
Andover High School	High	9–12	4.6 mi
West Middle School	Middle	6–8	4.8 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	Absentee owner
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