

Single Family Residence **RESIDENTIAL**

71 RIVER RD

TOPSHAM, ME 04086

\$346,204 TopHap Estimate · \$238 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,452 ft²

LIVING AREA

0.75 ac

LOT SIZE

1847

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$346K

\$307K low

\$386K high

Last Sale

\$227,300 · Jul 14, 2017

Est. Owner Equity

\$68,786

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,483 (2025)
Assessed Value	\$272,100
Previous Assessed	\$267,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Historical
County	SAGADAHOC
Lot (acres)	0.75
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2017	Financing	Warranty Deed			\$182K
May 12, 2009	Financing	Mortgage			\$160K
Feb 14, 2006	Financing	Mortgage			\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Elementary School	Elementary	KG–5	0.8 mi
Mt Ararat High School	High	9–12	1.5 mi
Mt Ararat Middle School	Middle	6–8	1.6 mi

District: School Administrative District 75

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 04086

103 CRIME INDEX	95 AIR POLLUTION	9,915 POPULATION	\$80K MEDIAN IN-COME	45°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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