

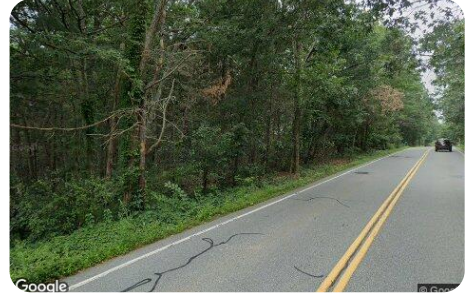
Single Family Residence

RESIDENTIAL

264 RIVER ST

BILLERICA, MA 01821

\$656,938 TopHap Estimate · \$407 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,615 ft²

LIVING AREA

0.29 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$657K

\$624K low

\$690K high

Last Sale

\$560,000 · Apr 22, 2022

Est. Owner Equity

\$208,938

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,041 (2025)
Assessed Value	\$531,300
Assessor Market Value	\$663,290

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$560,000	\$347	\$448K
Sep 24, 2012	Financing	Mortgage			\$50K
Jul 31, 2012	Recorded document	Grant Deed	\$1	\$0	
May 14, 2003	Financing	Mortgage			\$80K
Feb 8, 2002	Financing	Mortgage			\$57K
Apr 26, 2001	Financing	Mortgage			\$30K
May 18, 2000	Financing	Mortgage			\$19K
Dec 27, 1995	Financing	Mortgage			\$10K
Apr 29, 1994	Resale	Grant Deed	\$157,000	\$97	\$60K
Nov 26, 1993	Financing	Mortgage			\$127K
Nov 6, 1992	Financing	Mortgage			\$130K
Apr 30, 1990	Resale	Grant Deed	\$150,000	\$93	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frederick J Dutile	Elementary	KG–4	0.4 mi
Billerica Memorial High School	High	8–12	1.0 mi
Marshall Middle School	Middle	5–7	1.3 mi

District: Billerica 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 01821

40 CRIME INDEX	100 AIR POLLUTION	31,495 POPULATION	\$133K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------