

Single Family Residence

RESIDENTIAL

63 RIVER RD

TOPSHAM, ME 04086

\$443,760 TopHap Estimate · \$357 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,242 ft²

LIVING AREA

0.71 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$444K

\$405K low

\$483K high

Last Sale

\$430,000 · May 9, 2025

Est. Owner Equity

\$133,760

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,348 (2025)
Assessed Value	\$339,700
Previous Assessed	\$329,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SAGADAHOC
Lot (acres)	0.71
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2025	Resale	Warranty Deed	\$430,000	\$346	\$310K
Dec 29, 2011	Recorded document	Grant Deed			

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	Absentee owner
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