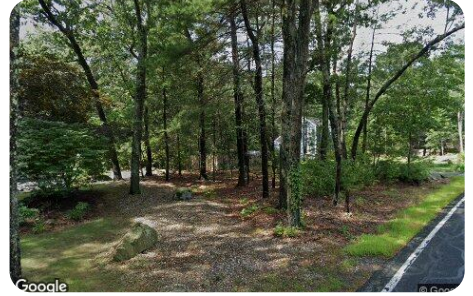
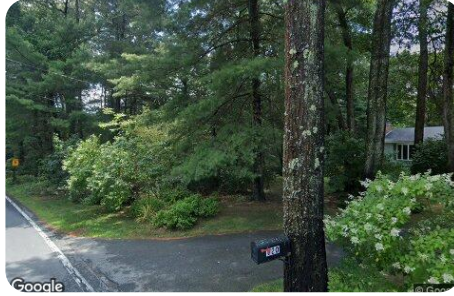


Single Family Residence **RESIDENTIAL**

120 RIVER ST

MIDDLETON, MA 01949

\$871,013 TopHap Estimate · \$406 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,146 ft²

LIVING AREA

2 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$871K

\$826K low

\$916K high

Est. Owner Equity

\$811,013

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$9,263 (2025)
Assessed Value	\$779,100
Assessor Market Value	\$943,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	ESSEX
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

34
FLOOD

18
WILDFIRE

57
HEAT

84
STORM

32
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 8, 2026	Financing	Mortgage			\$60K
Nov 21, 2014	Quitclaim	Quit Claim Transfer			\$344K
Apr 2, 2013	Recorded document	Grant Deed	\$1	\$0	
Jul 5, 2011	Financing	Mortgage			\$75K
Apr 24, 2007	Financing	Mortgage			\$40K
Apr 25, 2005	Financing	Mortgage			\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.0 mi
Masconomet Regional High School	High	9–12	4.5 mi

Masconomet Regional Middle School	Middle	7–8	4.5 mi
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District: Middleton 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 01949

42 CRIME INDEX	97 AIR POLLUTION	9,880 POPULATION	\$149K MEDIAN IN-COME	49°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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