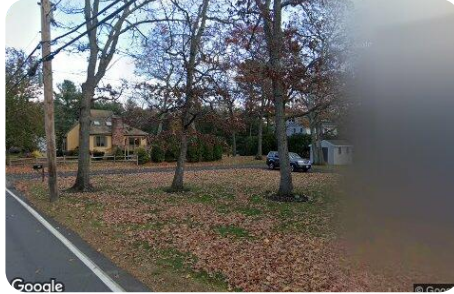


Single Family Residence **RESIDENTIAL**

76 RIVER ST

MIDDLETON, MA 01949

\$928,590 TopHap Estimate · \$496 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,872 ft²

LIVING AREA

0.49 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$929K

\$867K low

\$990K high

Last Sale

\$600,000 · Jun 28, 2019

Est. Owner Equity

\$463,590

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,988 (2025)
Assessed Value	\$840,000
Assessor Market Value	\$790,970

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.49
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2019	Quitclaim	Quit Claim Transfer	\$600,000	\$321	\$480K
Jun 27, 2019	Quitclaim	Quit Claim Transfer			
Mar 14, 1996	Financing	Mortgage			\$110K
May 13, 1991	Financing	Mortgage			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.0 mi
Masconomet Regional High School	High	9–12	4.4 mi
Masconomet Regional Middle School	Middle	7–8	4.5 mi

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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