

Single Family Residence

RESIDENTIAL

122 RIVER ST

MIDDLETON, MA 01949

\$775,058 TopHap Estimate · \$478 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,620 ft²

LIVING AREA

1.65 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$775K

\$733K low

\$817K high

Last Sale

\$420,000 · Jan 12, 2015

Est. Owner Equity

\$365,058

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$8,654 (2025)
Assessed Value	\$727,800
Assessor Market Value	\$759,905

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	1.65
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

41
FLOOD

19
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
Jan 12, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$420,000	\$259	\$336K
Jun 22, 2007	Financing	Mortgage			\$52K
Jul 1, 2002	Financing	Mortgage			\$59K
Sep 6, 2001	Financing	Mortgage			\$260K
Dec 7, 1998	Financing	Mortgage			\$184K
Mar 4, 1997	Financing	Mortgage			\$45K
Apr 17, 1991	Financing	Mortgage			\$160K
May 22, 1989	Financing	Mortgage			\$20K
Nov 7, 1988	Financing	Mortgage			\$50K

Dec 11, 1987	Non-arms-length	Grant Deed	\$3,200	\$2	\$70K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.1 mi
Masconomet Regional High School	High	9–12	4.5 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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