

Single Family Residence

RESIDENTIAL

174 RIVER RD

TOPSHAM, ME 04086

\$412,926 TopHap Estimate · \$410 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,008 ft²

LIVING AREA

0.52 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$413K

\$358K low

\$468K high

Last Sale

\$405,000 · May 16, 2025

Est. Owner Equity

\$92,926

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,046 (2025)
Assessed Value	\$316,100
Previous Assessed	\$313,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SAGADAHOC
Lot (acres)	0.52
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2025	Resale	Warranty Deed	\$405,000	\$402	\$320K
May 23, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$350,000	\$347	
Dec 23, 2013	Financing	Mortgage			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Elementary School	Elementary	KG–5	1.2 mi
Mt Ararat Middle School	Middle	6–8	1.7 mi
Mt Ararat High School	High	9–12	1.7 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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