

Single Family Residence **RESIDENTIAL**

40 RIVER WOODS

SCARBOROUGH, ME 04074

\$788,071 TopHap Estimate · \$420 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,878 ft²

LIVING AREA

1.59 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$788K

\$740K low

\$836K high

Last Sale

\$750,000 · Aug 29, 2024

Est. Owner Equity

\$195,571

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,452 (2025)
Assessed Value	\$657,700
Previous Assessed	\$616,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUMBERLAND
Lot (acres)	1.59
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2026	Financing	Mortgage			\$593K
Aug 29, 2024	Resale	Warranty Deed	\$750,000	\$399	\$600K
Mar 3, 2011	Financing	Mortgage			\$223K
Jun 23, 2008	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Scarborough Middle School	Middle	6–8	6.5 mi
Blue Point School	Elementary	PK–2	6.8 mi
Scarborough High School	High	9–12	6.9 mi

District: Scarborough

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 04074

52 CRIME INDEX	94 AIR POLLUTION	23,056 POPULATION	\$120K MEDIAN IN-COME	46°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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