

Single Family Residence

**RESIDENTIAL**

## 3 RIVER TER

WAREHAM, MA 02571

**\$553,673** TopHap Estimate · \$425 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,302 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

### VALUATION

**\$554K**

\$506K low

\$602K high

Est. Owner Equity

**\$0**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,065 (2025) |
| Assessed Value        | \$486,100      |
| Assessor Market Value | \$394,535      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | PLYMOUTH                |
| Lot (acres)   | 0.13                    |
| Roof          | Asphalt                 |
| Heating       | None                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|------------|-----------|--------------------|-------|
| Nov 4, 2003  | Financing | Mortgage   |           |                    | \$52K |
| Jun 23, 1993 | Financing | Mortgage   |           |                    | \$53K |
| Jul 24, 1989 | Financing | Mortgage   |           |                    | \$20K |
| Jul 17, 1989 | Resale    | Grant Deed | \$100,000 | \$77               | \$50K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Wareham High School      | High       | 9–12   | 1.2 mi   |
| Wareham Middle School    | Middle     | 5–8    | 1.4 mi   |
| John W. Decas Elementary | Elementary | KG–2   | 2.9 mi   |

District: Wareham 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 02571

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>144</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>10,755</b><br>POPULATION | <b>\$75K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|