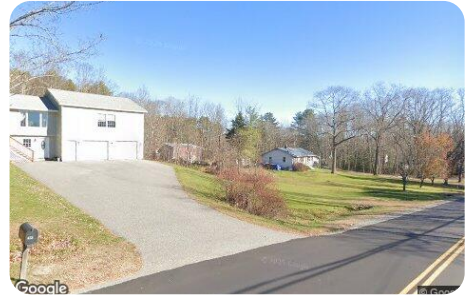


Single Family Residence **RESIDENTIAL**

415 RIVER RD

TOPSHAM, ME 04086

\$289,778 TopHap Estimate · \$159 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,818 ft²

LIVING AREA

1.6 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$290K

\$245K low

\$335K high

Last Sale

\$241,300 · Jul 13, 2018

Est. Owner Equity

\$96,778

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,390 (2025)
Assessed Value	\$421,100
Previous Assessed	\$416,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	SAGADAHOC
Lot (acres)	1.60
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2018	Financing	Warranty Deed			\$193K
Feb 25, 2011	Financing	Warranty Deed			\$94K
Sep 11, 2009	Financing	Mortgage			\$44K
Aug 13, 2007	Financing	Mortgage			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mt Ararat Middle School	Middle	6–8	1.8 mi
Woodside Elementary School	Elementary	KG–5	2.0 mi
Mt Ararat High School	High	9–12	2.0 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	Owner occupied
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