

Single Family Residence

RESIDENTIAL

448 RIVER RD

TOPSHAM, ME 04086

\$377,084 TopHap Estimate · \$281 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

1.66 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$377K

\$327K low

\$427K high

Last Sale

\$365,000 · Feb 1, 2024

Est. Owner Equity

\$48,584

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,951 (2025)
Assessed Value	\$386,800
Previous Assessed	\$384,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SAGADAHOC
Lot (acres)	1.66
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2024	Resale	Warranty Deed	\$365,000	\$272	\$329K
May 7, 2014	Financing	Grant Deed			\$139K
Apr 23, 2014	Recorded document	Redemption Deed			
Apr 17, 2014	Recorded document	Quit Claim Transfer			
Aug 25, 2008	Financing	Mortgage			\$163K
Aug 30, 2007	Financing	Mortgage			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mt Ararat Middle School	Middle	6–8	1.9 mi
Woodside Elementary School	Elementary	KG–5	2.1 mi
Mt Ararat High School	High	9–12	2.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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