

Single Family Residence **RESIDENTIAL**

87 RIVER RD

TOPSHAM, ME 04086

\$560,351 TopHap Estimate · \$307 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,828 ft²

LIVING AREA

0.6 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$560K

\$480K low

\$640K high

Last Sale

\$550,000 · Oct 27, 2025

Est. Owner Equity

\$120,351

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,938 (2025)
Assessed Value	\$542,000
Previous Assessed	\$541,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SAGADAHOC
Lot (acres)	0.60
Roof	Asphalt
Heating	Radiant
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 7, 2025	Resale	Warranty Deed	\$550,000	\$301	\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Elementary School	Elementary	KG–5	0.9 mi
Mt Ararat High School	High	9–12	1.5 mi
Mt Ararat Middle School	Middle	6–8	1.6 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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