

Single Family Residence

RESIDENTIAL

22 RIVER ST

MIDDLETON, MA 01949

\$710,180 TopHap Estimate · \$306 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,324 ft²

LIVING AREA

0.33 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$710K

\$669K low

\$751K high

Est. Owner Equity

\$510,180

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$7,152 (2025)
Assessed Value	\$601,500
Assessor Market Value	\$862,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.33
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1
FLOOD

17
WILDFIRE

57
HEAT

79
STORM

32
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2009	Financing	Mortgage			\$220K
Sep 18, 2006	Financing	Mortgage			\$220K
Oct 12, 2004	Recorded document	Grant Deed	\$1	\$0	
Sep 16, 2004	Financing	Mortgage			\$200K
Jan 24, 2002	Financing	Mortgage			\$114K
Mar 30, 1999	Financing	Mortgage			\$69K
Dec 27, 1990	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	0.7 mi
Masconomet Regional High School	High	9–12	3.8 mi

Masconomet Regional Middle School	Middle	7–8	3.9 mi
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District: Middleton 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 01949

42 CRIME INDEX	97 AIR POLLUTION	9,880 POPULATION	\$149K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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