

Single Family Residence

RESIDENTIAL

44 RIVER ST

ANDOVER, MA 01810

\$734,348 TopHap Estimate · \$546 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,346 ft²

LIVING AREA

0.13 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$734K

\$697K low

\$772K high

Last Sale

\$219,000 · Feb 29, 2000

Est. Owner Equity

\$434,348

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,754 (2025)
Assessed Value	\$620,800
Previous Assessed	\$596,800
Assessor Market Value	\$629,660

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2025	Quitclaim	Quit Claim Transfer			
Jul 28, 2010	Financing	Mortgage			\$170K
Apr 24, 2009	Financing	Mortgage			\$125K
Jun 23, 2003	Financing	Mortgage			\$194K
Jun 27, 2002	Financing	Mortgage			\$15K
Aug 9, 2001	Financing	Mortgage			\$200K
Feb 29, 2000	Resale	Grant Deed	\$219,000	\$163	\$197K
Apr 29, 1998	Resale	Grant Deed	\$200,000	\$149	\$170K
Dec 29, 1993	Resale	Grant Deed	\$189,900	\$141	\$180K
Dec 6, 1991	Financing	Mortgage			\$150K
May 22, 1990	Financing	Mortgage			\$151K
Mar 15, 1990	Financing	Mortgage			\$151K
Feb 6, 1987	Financing	Mortgage			\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Elementary School	Elementary	KG–5	0.5 mi
Andover High School	High	9–12	2.4 mi
West Middle School	Middle	6–8	2.5 mi

District: Andover 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 01810

41 CRIME INDEX	99 AIR POLLUTION	37,155 POPULATION	\$156K MEDIAN IN-COME	48°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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