

Single Family Residence **RESIDENTIAL**

12 RIVERVIEW DR

TOPSHAM, ME 04086

\$249,902 TopHap Estimate · \$289 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

864 ft²

LIVING AREA

1.12 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$250K

\$219K low

\$281K high

Last Sale

\$162,500 · Jul 24, 2014

Est. Owner Equity

\$119,902

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,743 (2025)
Assessed Value	\$292,400
Previous Assessed	\$289,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SAGADAHOC
Lot (acres)	1.12
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2018	Financing	Grant Deed			\$171K
Jul 22, 2014	Financing	Warranty Deed			\$130K
Jul 8, 2009	Financing	Grant Deed			\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Elementary School	Elementary	KG–5	1.2 mi
Mt Ararat Middle School	Middle	6–8	1.6 mi
Mt Ararat High School	High	9–12	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	Owner occupied
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