

Single Family Residence

RESIDENTIAL

21 RIVER ST

ANDOVER, MA 01810

\$545,660 TopHap Estimate · \$527 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,035 ft²

LIVING AREA

0.35 ac

LOT SIZE

1797

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$546K

\$494K low

\$597K high

Last Sale

\$323,000 · Mar 21, 2016

Est. Owner Equity

\$233,664

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$7,387 (2025)
Assessed Value	\$591,400
Previous Assessed	\$574,100
Assessor Market Value	\$537,035

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.35
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

86 FLOOD	19 WILDFIRE	57 HEAT	86 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2016	Resale	Quit Claim Arm'S Length For Ne States	\$323,000	\$312	\$312K
Jun 6, 2014	Resale	Quit Claim Arm'S Length For Ne States	\$337,000	\$326	\$550K
Apr 21, 2004	Financing	Mortgage			\$31K
Jan 2, 2003	Financing	Mortgage			\$172K
Nov 26, 1999	Financing	Mortgage			\$38K
Feb 11, 1999	Resale	Grant Deed	\$145,000	\$140	\$100K
Sep 25, 1987	Resale	Grant Deed	\$115,000	\$111	\$86K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Elementary School	Elementary	KG–5	0.5 mi
Andover High School	High	9–12	2.3 mi

West Middle School	Middle	6–8	2.4 mi
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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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