

Single Family Residence **RESIDENTIAL**

42 RIVER WOODS

SCARBOROUGH, ME 04074

\$819,780 TopHap Estimate · \$364 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,252 ft²

LIVING AREA

1.56 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$820K

\$764K low

\$875K high

Last Sale

\$725,000 · Aug 15, 2023

Est. Owner Equity

\$209,780

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$7,442 (2025)
Assessed Value	\$656,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUMBERLAND
Lot (acres)	1.56
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2023	Resale	Warranty Deed	\$725,000	\$322	\$610K
Aug 28, 2013	Financing	Warranty Deed			\$245K
Sep 2, 2005	Financing	Mortgage			\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Scarborough Middle School	Middle	6–8	6.5 mi
Blue Point School	Elementary	PK–2	6.8 mi
Scarborough High School	High	9–12	6.9 mi

District: Scarborough

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 04074

52 CRIME INDEX	94 AIR POLLUTION	23,056 POPULATION	\$120K MEDIAN IN-COME	46°F AVG TEMP	57% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------