

Single Family Residence

RESIDENTIAL

26 RIVER ST

ANDOVER, MA 01810

\$984,946 TopHap Estimate · \$402 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,448 ft²

LIVING AREA

0.34 ac

LOT SIZE

1807

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$985K

\$956K low

\$1M high

Last Sale

\$800,000 · Aug 31, 2023

Est. Owner Equity

\$264,946

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$8,958 (2025)
Assessed Value	\$717,200
Previous Assessed	\$694,600
Assessor Market Value	\$881,505

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$800,000	\$327	\$720K
Aug 20, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$523,500	\$214	\$497K
Nov 29, 2016	Quitclaim	Quit Claim Transfer	\$447,500	\$183	\$336K
May 8, 2015	Quitclaim	Quit Claim Transfer			
Mar 9, 1998	Financing	Mortgage			\$65K
Mar 9, 1993	Financing	Mortgage			\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Elementary School	Elementary	KG–5	0.4 mi
Andover High School	High	9–12	2.3 mi
West Middle School	Middle	6–8	2.4 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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