

Single Family Residence

RESIDENTIAL

42 RIVER ST

ANDOVER, MA 01810

\$581,417 TopHap Estimate · \$552 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,053 ft²

LIVING AREA

0.22 ac

LOT SIZE

1857

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$581K

\$554K low

\$608K high

Last Sale

\$159,900 · Dec 3, 1999

Est. Owner Equity

\$461,417

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$7,031 (2025)
Assessed Value	\$562,900
Previous Assessed	\$529,500
Assessor Market Value	\$493,430

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2025	Quitclaim	Quit Claim Transfer			
Feb 21, 2006	Financing	Mortgage			\$120K
Jun 10, 2004	Financing	Mortgage			\$121K
Oct 19, 2001	Financing	Mortgage			\$141K
Dec 3, 1999	Resale	Grant Deed	\$159,900	\$152	\$152K
Aug 31, 1998	Resale	Grant Deed	\$128,000	\$122	\$50K
Sep 29, 1987	Financing	Mortgage			\$15K

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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