

Single Family Residence **RESIDENTIAL**

6 RIVERVIEW DR

TOPSHAM, ME 04086

\$506,062 TopHap Estimate · \$413 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,224 ft²

LIVING AREA

0.46 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$506K

\$449K low

\$563K high

Last Sale

\$450,000 · May 1, 2023

Est. Owner Equity

\$101,062

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,572 (2025)
Assessed Value	\$435,300
Previous Assessed	\$437,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SAGADAHOC
Lot (acres)	0.46
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$450,000	\$368	\$405K
Feb 3, 2023	Resale	Personal Representative Deed	\$270,000	\$221	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Elementary School	Elementary	KG-5	1.1 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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