

Single Family Residence

RESIDENTIAL

9 RIVER ST

BILLERICA, MA 01821

\$640,689 TopHap Estimate · \$445 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,440 ft²

LIVING AREA

0.11 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$641K

\$612K low

\$670K high

Est. Owner Equity

\$454,439

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,645 (2025)
Assessed Value	\$584,400
Assessor Market Value	\$607,145

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 2016	Quitclaim	Quit Claim Transfer			
Aug 17, 2005	Financing	Grant Deed			\$186K
Aug 17, 2005	Recorded document	Grant Deed	\$1	\$0	
Oct 23, 2002	Financing	Mortgage			\$191K
Mar 19, 1997	Financing	Mortgage			\$90K
Oct 30, 1987	Resale	Grant Deed	\$149,000	\$103	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker	Elementary	KG–4	0.2 mi
Billerica Memorial High School	High	8–12	0.2 mi
Marshall Middle School	Middle	5–7	0.7 mi

District: Billerica 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.

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 NEIGHBORHOOD · ZIP 01821

40 CRIME INDEX	100 AIR POLLUTION	31,495 POPULATION	\$133K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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