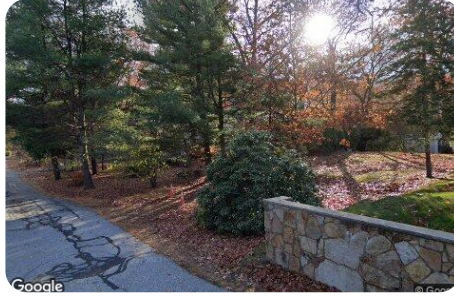
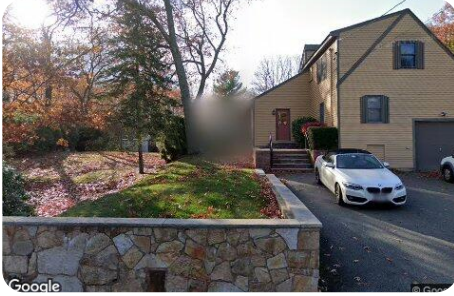


Single Family Residence **RESIDENTIAL**

74 RIVER ST

MIDDLETON, MA 01949

\$648,242 TopHap Estimate · \$529 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

1,225 ft²
LIVING AREA

0.35 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

4
ROOMS

1
PARKING

VALUATION

\$648K

\$617K low

\$679K high

Last Sale

\$412,500 · Jan 21, 2005

Est. Owner Equity

\$128,242

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$7,339 (2025)
Assessed Value	\$617,200
Assessor Market Value	\$677,445

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ESSEX
Lot (acres)	0.35
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2012	Financing	Mortgage			\$75K
Jan 21, 2005	Resale	Deed	\$412,500	\$337	\$220K
Nov 9, 2001	Financing	Mortgage			\$240K
Aug 31, 2000	Non-arms-length	Grant Deed	\$260,000	\$212	\$208K
Apr 21, 1999	Financing	Mortgage			\$10K
Apr 16, 1999	Non-arms-length	Grant Deed	\$218,000	\$178	\$174K
Jan 10, 1994	Financing	Mortgage			\$117K
Oct 9, 1990	Financing	Mortgage			\$15K
Aug 2, 1990	Financing	Mortgage			\$110K
Sep 20, 1989	Non-arms-length	Grant Deed	\$40,000	\$33	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.0 mi
Masconomet Regional High School	High	9–12	4.4 mi
Masconomet Regional Middle School	Middle	7–8	4.4 mi

District: Middleton 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 01949

42 CRIME INDEX	97 AIR POLLUTION	9,880 POPULATION	\$149K MEDIAN IN-COME	49°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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