

Single Family Residence

RESIDENTIAL

92 RIVER ST

MIDDLETON, MA 01949

\$656,665

TopHap Estimate · \$414 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,586 ft²

LIVING AREA

1.4 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$657K

\$623K low

\$690K high

Last Sale

\$485,000 · Jul 1, 2016

Est. Owner Equity

\$449,665

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$7,909 (2025)
Assessed Value	\$665,200
Assessor Market Value	\$739,385

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ESSEX
Lot (acres)	1.40
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2016	Quitclaim	Quit Claim Transfer	\$485,000	\$306	
Dec 3, 2012	Financing	Mortgage			\$207K
Jun 2, 2009	Financing	Mortgage			\$230K
Nov 19, 2008	Resale	Grant Deed	\$285,000	\$180	\$228K
Apr 29, 2004	Financing	Mortgage			\$20K
Dec 9, 1992	Financing	Mortgage			\$7K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fuller Meadow	Elementary	KG–2	1.1 mi
Masconomet Regional High School	High	9–12	4.5 mi
Masconomet Regional Middle School	Middle	7–8	4.5 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
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------