

Single Family Residence **RESIDENTIAL**

44 RIVER ST

SOUTH YARMOUTH, MA 02664

\$1,120,176 TopHap Estimate · \$605 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,851 ft²

LIVING AREA

0.67 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$770,176

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,697 (2025)
Assessed Value	\$804,600
Previous Assessed	\$714,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Barnstable
Lot (acres)	0.67
Roof	Asphalt
Heating	Hot Water
Pool	In-Ground Pool

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dennis Yarmouth Regional High School	High	9–12	1.4 mi
Station Avenue Elementary School	Elementary	KG–3	1.5 mi
Mattacheese Middle School	Middle	6–8	2.6 mi

District: Dennis-Yarmouth 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 02664

94 CRIME INDEX	96 AIR POLLUTION	10,036 POPULATION	\$86K MEDIAN IN- COME	50°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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