

Single Family Residence

RESIDENTIAL

40 RIVER ST

AMESBURY, MA 01913

\$638,003 TopHap Estimate · \$427 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,495 ft²

LIVING AREA

0.36 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$638K

\$608K low

\$668K high

Last Sale

\$615,000 · Oct 15, 2021

Est. Owner Equity

\$123,003

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$8,874 (2025)
Assessed Value	\$580,000
Assessor Market Value	\$635,265

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ESSEX
Lot (acres)	0.36
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$615,000	\$411	\$515K
Sep 30, 2005	Resale	Grant Deed	\$385,000	\$258	\$366K
Dec 9, 2004	Resale	Grant Deed	\$300,000	\$201	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Amesbury Middle School	Middle	5–8	0.3 mi
Amesbury High School	High	9–12	1.0 mi
Charles C. Cashman Elementary School	Elementary	PK–4	1.4 mi

District: Amesbury 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 01913

102 CRIME INDEX	91 AIR POLLUTION	17,658 POPULATION	\$98K 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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