

Single Family Residence **RESIDENTIAL**

18 RIVERSIDE CT

SAUGUS, MA 01906

\$620,120 TopHap Estimate · \$398 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,558 ft²

LIVING AREA

0.14 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

Pre-foreclosure (NOS)

Auction scheduled for Mar 26, 2026.

VALUATION

\$620K

\$585K low

\$655K high

Last Sale	\$556,000 · Mar 3, 2026
Est. Owner Equity	\$620,120

TAX & ASSESSMENT

Property Tax	\$5,661 (2025)
Assessed Value	\$530,100
Assessor Market Value	\$583,870

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2026	Quitclaim	Quit Claim Transfer			
Feb 25, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$500,275	\$321	
Mar 3, 2026	Resale	Quit Claim Arm'S Length For Ne States	\$556,000	\$357	
Apr 19, 2012	Financing	Mortgage			\$1
Apr 28, 2006	Financing	Mortgage			\$76K
Apr 28, 2006	Resale	Grant Deed	\$385,000	\$247	\$290K
Nov 17, 2004	Financing	Mortgage			\$292K
Feb 6, 2004	Financing	Mortgage			\$34K
Nov 17, 2003	Financing	Mortgage			\$268K
Oct 8, 2002	Financing	Mortgage			\$256K
Apr 30, 2002	Resale	Grant Deed	\$270,000	\$173	\$257K
Jan 31, 2001	Financing	Mortgage			\$159K
May 29, 1997	Resale	Grant Deed	\$155,000	\$99	\$151K
Oct 5, 1993	Financing	Mortgage			\$105K
Apr 1, 1987	Financing	Mortgage			\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Early Learning Center	Elementary	PK–1	0.7 mi
Saugus Middle School	Middle	6–8	1.1 mi
Saugus High School	High	9–12	1.6 mi

District: Saugus 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 01906

72 CRIME INDEX	104 AIR POLLUTION	29,549 POPULATION	\$102K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------