

Duplex (2 Units, Any Combination)

RESIDENTIAL

263 RIVERBEND ST

ATHOL, MA 01331



4

BEDS

3

BATHS

2,454 ft²

LIVING AREA

0.21 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

Last Sale

\$290,000 · Sep 20, 2021

TAX & ASSESSMENT

Property Tax	\$3,437 (2025)
Assessed Value	\$270,400
Previous Assessed	\$264,600

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Worcester
Lot (acres)	0.21
Roof	Asphalt
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 20, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$290,000	\$118	\$218K
Oct 28, 2011	Recorded document	Grant Deed	\$1	\$0	
Jan 20, 2010	Resale	Deed	\$76,500	\$31	\$61K
Dec 24, 2008	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$63,750	\$26	
Sep 26, 2006	Financing	Mortgage			\$20K
Sep 26, 2006	Resale	Grant Deed	\$197,000	\$80	\$177K
Aug 5, 2004	Financing	Mortgage			\$50K
May 15, 2003	Financing	Mortgage			\$55K
Aug 14, 1998	Financing	Mortgage			\$65K
Aug 14, 1998	Financing	Mortgage			\$10K
Sep 3, 1993	Resale	Grant Deed	\$60,200	\$25	\$50K
May 7, 1991	Resale	Grant Deed	\$55,000	\$22	\$50K
May 7, 1991	Financing	Mortgage			\$10K
Sep 14, 1990	Non-arms-length	Grant Deed	\$63,000	\$26	
Mar 14, 1988	Financing	Mortgage			\$20K
Dec 28, 1987	Financing	Mortgage			\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Athol High School	High	9–12	1.1 mi
Athol Community Elementary School	Elementary	PK–4	1.2 mi
Athol - Royalston Middle School	Middle	5–8	1.4 mi

District: Athol-Royalston 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 01331

142 CRIME INDEX	87 AIR POLLUTION	13,781 POPULATION	\$70K MEDIAN IN-COME	45°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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