

Single Family Residence **RESIDENTIAL**

20 RIVER ST

GREENFIELD, MA 01301

\$218,684 TopHap Estimate · \$150 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,456 ft²

LIVING AREA

0.77 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$219K

\$214K low

\$223K high

Last Sale

\$85,000 · Dec 17, 2010

Est. Owner Equity

\$116,184

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,262 (2025)
Assessed Value	\$217,900
Previous Assessed	\$217,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.77
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 20, 2013	Financing	Mortgage			\$25K
Dec 12, 2011	Financing	Mortgage			\$55K
Dec 17, 2010	Resale	Grant Deed	\$85,000	\$58	
Aug 27, 2007	Financing	Grant Deed			\$155K
Aug 27, 2007	Resale	Deed	\$155,000	\$106	\$155K
Oct 24, 1994	Financing	Mortgage			\$4K
May 9, 1994	Financing	Mortgage			\$26K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newton School	Elementary	KG–4	0.4 mi
Greenfield Middle School	Middle	5–7	1.0 mi
Greenfield High School	High	8–12	1.7 mi

District: Greenfield 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 01301

121 CRIME INDEX	84 AIR POLLUTION	18,355 POPULATION	\$58K MEDIAN IN-COME	46°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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