

Single Family Residence **RESIDENTIAL**

30 RIVER ST

GREENFIELD, MA 01301

\$350,934 TopHap Estimate · \$165 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,127 ft²
LIVING AREA

0.5 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$351K

\$339K low

\$363K high

Last Sale

\$246,500 · Jan 22, 2021

Est. Owner Equity

\$175,934

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,952 (2025)
Assessed Value	\$304,300
Previous Assessed	\$304,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.50
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 21, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$246,500	\$116	\$175K
Apr 8, 2003	Financing	Mortgage			\$90K
Jul 31, 1998	Resale	Grant Deed	\$43,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newton School	Elementary	KG–4	0.4 mi
Greenfield Middle School	Middle	5–7	1.1 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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