

Single Family Residence **RESIDENTIAL**

34 RIVER ST

CONWAY, MA 01341

\$303,157 TopHap Estimate · \$205 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,476 ft²

LIVING AREA

0.15 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$303K

\$281K low

\$325K high

Last Sale

\$187,000 · Oct 23, 2020

Est. Owner Equity

\$63,157

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,441 (2025)
Assessed Value	\$238,300
Previous Assessed	\$238,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Franklin
Lot (acres)	0.15
Construction	Stone
Roof	Asphalt
Heating	Hot Water

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$187,000	\$127	\$168K
Jun 23, 2020	Quitclaim	Quit Claim Transfer			
Jan 30, 2006	Financing	Mortgage			\$12K
Aug 10, 2005	Financing	Mortgage			\$151K
Mar 11, 2005	Financing	Mortgage			\$13K
Jul 26, 2004	Resale	Grant Deed	\$157,500	\$107	\$150K
Oct 25, 2001	Financing	Mortgage			\$170K
Oct 29, 1999	Financing	Mortgage			\$15K
Jul 28, 1999	Financing	Mortgage			\$43K
Aug 1, 1997	Financing	Mortgage			\$100K
Aug 1, 1997	Financing	Mortgage			\$25K
Sep 27, 1996	Financing	Mortgage			\$58K
Dec 27, 1995	Financing	Mortgage			\$31K
Apr 29, 1991	Financing	Mortgage			\$63K
Aug 28, 1989	Financing	Mortgage			\$25K
Sep 2, 1987	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Conway Grammar	Elementary	PK–6	1.6 mi
Frontier Regional	Middle	7–12	5.3 mi

District: Frontier 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 01341

159 CRIME INDEX	88 AIR POLLUTION	1,653 POPULATION	\$93K MEDIAN IN-COME	46°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.