

Single Family Residence **RESIDENTIAL**

100 RIVER RD

WARE, MA 01082

\$323,969 TopHap Estimate · \$225 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

0.68 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$324K

\$301K low

\$347K high

Last Sale

\$137,000 · Nov 5, 2009

Est. Owner Equity

\$196,969

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,333 (2025)
Assessed Value	\$287,700
Assessor Market Value	\$267,425

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HAMPSHIRE
Lot (acres)	0.68
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2009	Resale	Grant Deed	\$137,000	\$95	\$127K
Jul 10, 2009	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$116,114	\$81	
Oct 3, 2005	Financing	Mortgage			\$196K
Apr 13, 2004	Financing	Mortgage			\$159K
Sep 30, 2003	Financing	Mortgage			\$157K
Jan 21, 2000	Financing	Mortgage			\$35K
Mar 4, 1998	Financing	Mortgage			\$111K
Oct 27, 1997	Resale	Grant Deed	\$106,500	\$74	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stanley M Koziol Elementary School	Elementary	PK-3	3.6 mi
Ware Junior/Senior High School	Middle	7-12	3.6 mi

District: Ware 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 01082

152 CRIME INDEX	100 AIR POLLUTION	12,149 POPULATION	\$73K 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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