

Single Family Residence **RESIDENTIAL**

264 RIVERSIDE DR

FLORENCE, MA 01062

\$512,176 TopHap Estimate · \$271 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,888 ft²

LIVING AREA

1.43 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$512K

\$466K low

\$559K high

Last Sale

\$330,000 · Aug 24, 2011

Est. Owner Equity

\$106,176

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$6,487 (2025)
Assessed Value	\$465,700
Previous Assessed	\$436,900
Assessor Market Value	\$606,385

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HAMPSHIRE
Lot (acres)	1.43
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2013	Financing	Mortgage			\$261K
Aug 24, 2011	Resale	Grant Deed	\$330,000	\$175	\$264K
Oct 15, 2008	Resale	Deed	\$292,000	\$155	\$234K
Jun 27, 2006	Resale	Grant Deed	\$86,500	\$46	\$280K
Mar 29, 2004	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northampton High School	High	9–12	0.7 mi
Jackson Street School	Elementary	KG–5	1.3 mi
John F. Kennedy Middle School	Middle	6–8	1.9 mi

District: Northampton 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 01062

97 CRIME INDEX	87 AIR POLLUTION	11,085 POPULATION	\$84K MEDIAN IN-COME	47°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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