

Single Family Residence

**RESIDENTIAL**

# 72 RIVER RD

WARE, MA 01082

**\$295,365** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,201 ft<sup>2</sup>**

LIVING AREA

**1.09 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$295K**

**\$276K low**

**\$315K high**

Last Sale

**\$170,000 · Dec 16, 2021**

Est. Owner Equity

**\$94,647**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,907 (2025) |
| Assessed Value        | \$259,400      |
| Assessor Market Value | \$243,580      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | HAMPSHIRE               |
| Lot (acres)   | 1.09                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Electric                |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED           | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------|-----------|--------------------|--------|
| Dec 16, 2021 | Resale    | Fiduciary Deed | \$170,000 | \$142              | \$201K |
| Sep 22, 2004 | Financing | Mortgage       |           |                    | \$42K  |
| Apr 29, 1998 | Financing | Mortgage       |           |                    | \$69K  |
| Jun 27, 1995 | Financing | Mortgage       |           |                    | \$69K  |
| Feb 23, 1994 | Financing | Mortgage       |           |                    | \$69K  |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>152</b><br>CRIME INDEX | <b>100</b><br>AIR POLLUTION | <b>12,149</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|