

Single Family Residence **RESIDENTIAL**

12 RIVERVIEW DR

NORTHFIELD, MA 01360

\$374,262 TopHap Estimate · \$257 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,456 ft²

LIVING AREA

1.24 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$374K

\$349K low

\$399K high

Last Sale

\$147,000 · Oct 29, 1999

Est. Owner Equity

\$124,262

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,706 (2025)
Assessed Value	\$340,000
Previous Assessed	\$330,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Franklin
Lot (acres)	1.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2005	Financing	Mortgage			\$200K
Oct 14, 2004	Financing	Mortgage			\$157K
Oct 29, 1999	Resale	Grant Deed	\$147,000	\$101	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pioneer Valley Regional School	Middle	7–12	3.3 mi
Northfield Elementary School	Elementary	PK–6	4.4 mi

District: Pioneer Valley 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 01360

86 CRIME INDEX	78 AIR POLLUTION	2,896 POPULATION	\$96K MEDIAN IN-COME	45°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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