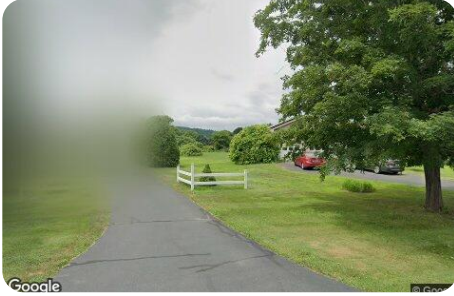


Single Family Residence **RESIDENTIAL**

21 RIVERVIEW DR

NORTHFIELD, MA 01360

\$348,051 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,368 ft²

LIVING AREA

1.24 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$348K

\$334K low

\$362K high

Last Sale

\$200,000 · Apr 10, 2015

Est. Owner Equity

\$134,224

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,187 (2025)
Assessed Value	\$302,500
Previous Assessed	\$302,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Franklin
Lot (acres)	1.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$200,000	\$146	\$196K
May 24, 2012	Resale	Grant Deed	\$215,000	\$157	\$210K
Oct 12, 2010	Financing	Mortgage			\$141K
Jul 29, 2008	Financing	Mortgage			\$11K
Oct 17, 2002	Financing	Mortgage			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pioneer Valley Regional School	Middle	7–12	3.3 mi
Northfield Elementary School	Elementary	PK–6	4.5 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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