

Single Family Residence

RESIDENTIAL

78 RIVER ST

CONWAY, MA 01341

\$357,303

TopHap Estimate · \$164 / ft² · confidence 89 · as of Jun 23, 2026



4

BEDS

2

BATHS

2,184 ft²

LIVING AREA

0.44 ac

LOT SIZE

1830

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$357K

\$318K low

\$397K high

Last Sale

\$215,600 · Apr 15, 2021

Est. Owner Equity

\$202,523

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,942 (2025)
Assessed Value	\$273,000
Previous Assessed	\$273,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Franklin
Lot (acres)	0.44
Construction	Stone
Roof	Asphalt
Heating	Forced Air
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$215,600	\$99	\$155K
Jul 16, 2010	Financing	Mortgage			\$130K
Jan 9, 2006	Recorded document	Grant Deed	\$1	\$0	
Oct 28, 1999	Resale	Grant Deed	\$23,000	\$11	
Feb 12, 1999	Resale	Grant Deed	\$106,000	\$49	\$95K
Nov 30, 1995	Resale	Grant Deed	\$43,000	\$20	\$57K
Nov 6, 1990	Financing	Mortgage			\$25K
Apr 25, 1989	Resale	Grant Deed	\$32,500	\$15	\$15K
Apr 12, 1988	Resale	Grant Deed	\$190,700	\$87	\$153K
Jan 23, 1987	Resale	Grant Deed	\$88,000	\$40	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Conway Grammar	Elementary	PK–6	1.5 mi
Frontier Regional	Middle	7–12	5.2 mi

District: Frontier 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 01341

159 CRIME INDEX	88 AIR POLLUTION	1,653 POPULATION	\$93K 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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