

Single Family Residence **RESIDENTIAL**

90 RIVERSIDE DR

FLORENCE, MA 01062

\$369,314 TopHap Estimate · \$329 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,124 ft²

LIVING AREA

0.28 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$369K

\$328K low

\$411K high

Last Sale

\$189,000 · Dec 31, 2009

Est. Owner Equity

\$195,514

Loan-to-Value

49%

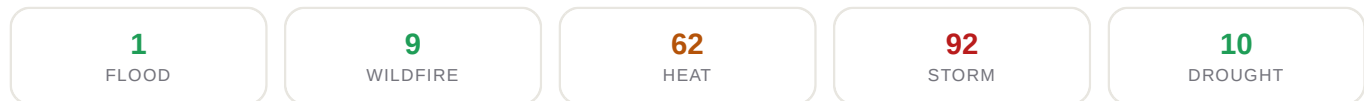
TAX & ASSESSMENT

Property Tax	\$4,448 (2025)
Assessed Value	\$319,300
Previous Assessed	\$292,500
Assessor Market Value	\$314,070

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	HAMPSHIRE
Lot (acres)	0.28
Heating	Hot Water
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2013	Financing	Grant Deed			\$149K
Jul 26, 2013	Quitclaim	Quit Claim Transfer			
Dec 31, 2009	Resale	Grant Deed	\$189,000	\$168	\$151K
Aug 20, 2004	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northampton High School	High	9–12	0.3 mi
Jackson Street School	Elementary	KG–5	0.9 mi
John F. Kennedy Middle School	Middle	6–8	1.8 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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