

Single Family Residence **RESIDENTIAL**

## 298 RIVERSIDE DR

FLORENCE, MA 01062

**\$478,740** TopHap Estimate · \$269 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,779 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

### VALUATION

**\$479K**

\$465K low

\$492K high

Est. Owner Equity

**\$368,740**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,204 (2025) |
| Assessed Value        | \$445,400      |
| Previous Assessed     | \$372,900      |
| Assessor Market Value | \$523,735      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | HAMPSHIRE                        |
| Lot (acres)   | 0.17                             |
| Heating       | Forced Air With Air Conditioning |
| Garage        | Garage, Detached                 |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED     | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------|-------|--------------------|--------|
| Apr 14, 2006 | Financing | Mortgage |       |                    | \$110K |
| Jun 30, 1998 | Financing | Mortgage |       |                    | \$58K  |
| Jun 30, 1998 | Financing | Mortgage |       |                    | \$20K  |
| Jun 12, 1992 | Financing | Mortgage |       |                    | \$60K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Northampton High School       | High       | 9–12   | 0.7 mi   |
| Jackson Street School         | Elementary | KG–5   | 1.3 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.

NEIGHBORHOOD · ZIP 01062

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>97</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>11,085</div> <div>POPULATION</div> | <div>\$84K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>50%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|