

Single Family Residence **RESIDENTIAL**

23 RIVERVIEW DR

NORTHFIELD, MA 01360

\$559,069 TopHap Estimate · \$168 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,328 ft²

LIVING AREA

1.44 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$559K

\$516K low

\$602K high

Last Sale

\$204,780 · Nov 4, 1999

Est. Owner Equity

\$226,669

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$6,664 (2025)
Assessed Value	\$481,500
Previous Assessed	\$469,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Franklin
Lot (acres)	1.44
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2015	Quitclaim	Quit Claim Transfer			\$259K
Mar 21, 2011	Financing	Mortgage			\$8K
Jul 13, 2009	Financing	Mortgage			\$275K
Jul 13, 2009	Recorded document	Grant Deed	\$1	\$0	
Aug 31, 2007	Recorded document	Grant Deed	\$1	\$0	
Aug 31, 2007	Financing	Grant Deed			\$275K
Nov 9, 2005	Financing	Mortgage			\$22K
Jul 27, 2001	Financing	Mortgage			\$27K
Dec 15, 2000	Financing	Mortgage			\$15K
Nov 4, 1999	Resale	Grant Deed	\$204,780	\$62	\$137K

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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