

Single Family Residence

RESIDENTIAL

8 RIVER ST

WESTFORD, MA 01886

\$755,731 TopHap Estimate · \$368 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,052 ft²

LIVING AREA

0.61 ac

LOT SIZE

1915

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$756K

\$644K low

\$868K high

Est. Owner Equity

\$755,731

TAX & ASSESSMENT

Property Tax	\$8,813 (2025)
Assessed Value	\$654,300
Previous Assessed	\$623,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Middlesex
Lot (acres)	0.61
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2024	Financing	Warranty Deed			
May 4, 2011	Financing	Mortgage			\$200K
Mar 29, 1996	Financing	Mortgage			\$78K
Mar 24, 1995	Financing	Mortgage			\$42K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lloyd G. Blanchard Middle School	Middle	6–8	1.0 mi
Westford Academy	High	9–12	1.1 mi
Rita E. Miller Elementary School	Elementary	PK–2	3.6 mi

District: Westford 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 01886

19 CRIME INDEX	99 AIR POLLUTION	25,048 POPULATION	\$164K MEDIAN IN-COME	48°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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