

Single Family Residence **RESIDENTIAL**

18 RIVER ST

WESTFORD, MA 01886

\$408,333 TopHap Estimate · \$452 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

904 ft²

LIVING AREA

0.11 ac

LOT SIZE

1870

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$408K

\$365K low

\$451K high

Last Sale

\$120,000 · Jul 15, 2011

Est. Owner Equity

\$312,333

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$4,516 (2025)
Assessed Value	\$335,300
Previous Assessed	\$319,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Middlesex
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2023	Quitclaim	Quit Claim Transfer			
Jul 15, 2011	Resale	Grant Deed	\$120,000	\$133	\$96K
Aug 22, 2005	Recorded document	Grant Deed	\$1	\$0	

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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