

Single Family Residence **RESIDENTIAL**

25 RIVER ST

COLRAIN, MA 01340

\$181,450 TopHap Estimate · \$154 / ft² · confidence 62 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,176 ft²

LIVING AREA

1.5 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$181K

\$112K low

\$251K high

Est. Owner Equity

\$181,450

TAX & ASSESSMENT

Property Tax	\$1,948 (2025)
Assessed Value	\$106,700
Previous Assessed	\$106,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Franklin
Lot (acres)	1.50
Construction	Frame (Unspecified)
Roof	Roll Composition (rolled Mineral Roof)
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2005	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Colrain Central School	Elementary	PK–6	0.2 mi
Mohawk Trail Regional School	Middle	7–12	5.2 mi

District: Mohawk Trail 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 01340

134 CRIME INDEX	82 AIR POLLUTION	1,737 POPULATION	\$82K MEDIAN IN-COME	44°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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