

Single Family Residence **RESIDENTIAL**

73 RIVERPARK AVE

CHICOPEE, MA 01013

\$316,742 TopHap Estimate · \$299 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,060 ft²

LIVING AREA

0.13 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$317K

\$298K low

\$335K high

Last Sale

\$305,000 · Sep 29, 2025

Est. Owner Equity

\$6,592

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,479 (2025)
Assessed Value	\$229,500
Assessor Market Value	\$256,690

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	HAMPDEN
Lot (acres)	0.13
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	64 HEAT	91 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$305,000	\$288	\$299K
Feb 7, 2013	Financing	Mortgage			\$10K
Nov 7, 2011	Financing	Mortgage			\$65K
Oct 19, 2010	Recorded document	Grant Deed	\$1	\$0	
Oct 19, 2010	Financing	Mortgage			\$58K
Aug 11, 2003	Financing	Mortgage			\$82K
Sep 18, 2002	Resale	Grant Deed	\$112,000	\$106	\$85K
Nov 26, 2001	Financing	Mortgage			\$92K
Jul 28, 2000	Resale	Grant Deed	\$92,500	\$87	\$92K
Apr 10, 1998	Financing	Mortgage			\$33K
Apr 4, 1997	Financing	Mortgage			\$9K
Oct 20, 1995	Financing	Mortgage			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bellamy Middle School	Middle	6–8	2.2 mi
Chicopee High School	High	9–12	2.8 mi
Fairview Elementary School	Elementary	PK–5	3.4 mi

District: Chicopee 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 01013

120 CRIME INDEX	92 AIR POLLUTION	23,119 POPULATION	\$59K MEDIAN IN-COME	49°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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