

Triplex (3 Units, Any Combination)

RESIDENTIAL

1 RIVER ST
COLRAIN, MA 01340



3

BEDS

3

BATHS

2,302 ft²

LIVING AREA

0.26 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

7

ROOMS

TAX & ASSESSMENT

Property Tax	\$2,213 (2025)
Assessed Value	\$121,200
Previous Assessed	\$120,500

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Conventional
County	Franklin
Lot (acres)	0.26

Construction	Wood Frame
Roof	Slate
Heating	Forced Air
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 2011	Recorded document	Grant Deed	\$1	\$0	
Sep 20, 2004	Resale	Grant Deed	\$50,000	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Colrain Central School	Elementary	PK-6	0.1 mi
Mohawk Trail Regional School	Middle	7-12	5.0 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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