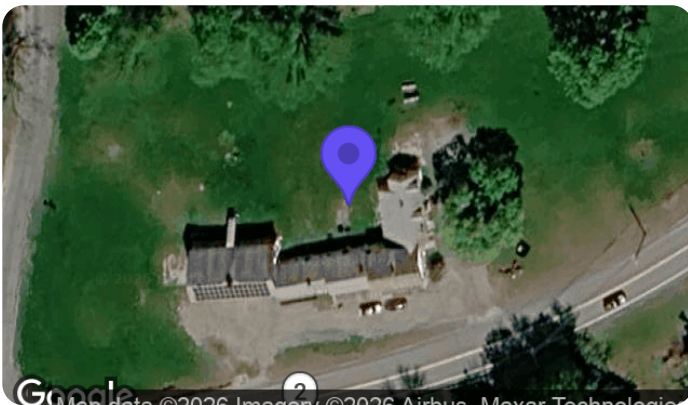


Single Family Residence **RESIDENTIAL**

2120 ROUTE 2

SHELBURNE FALLS, MA 01370

\$219,340 TopHap Estimate · \$171 / ft² · confidence 85 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,280 ft²
LIVING AREA

1.65 ac
LOT SIZE

1938
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$219K

\$186K low

\$253K high

Last Sale

\$200,000 · May 16, 2025

Est. Owner Equity

\$219,340

TAX & ASSESSMENT

Property Tax	\$3,406 (2025)
Assessed Value	\$186,100
Previous Assessed	\$186,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Franklin
Lot (acres)	1.65
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

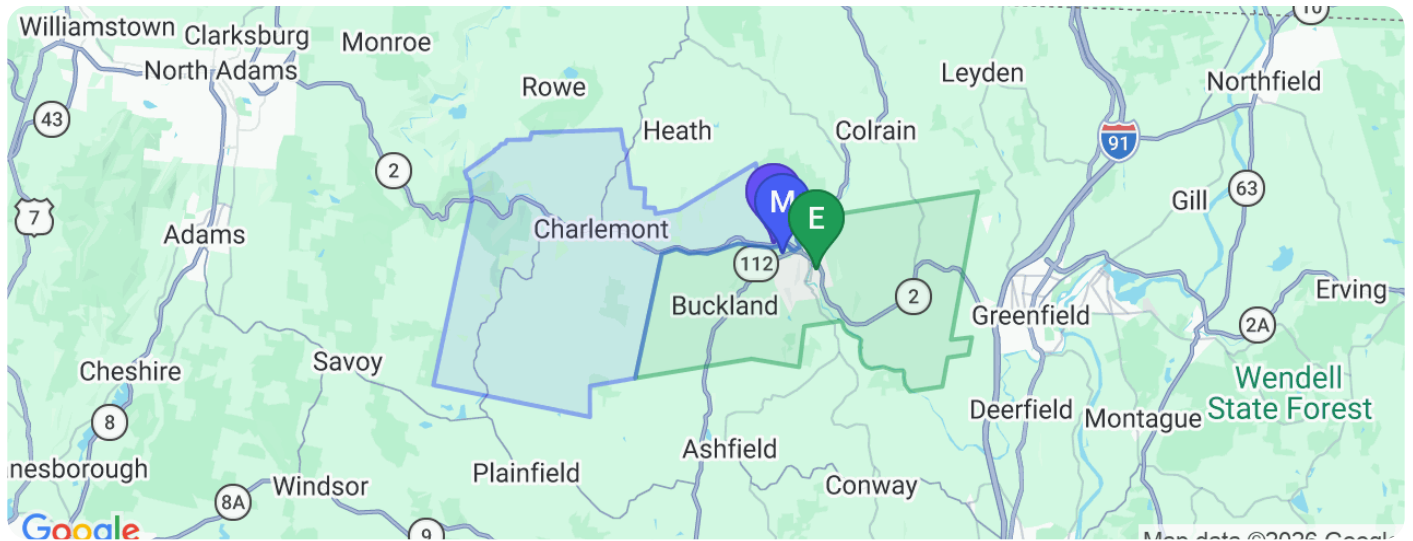
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$200,000	\$156	
Mar 1, 2022	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckland - Shelburne Elementary	Elementary	PK-6	0.6 mi
Mohawk Trail Regional School	Middle	7-12	1.6 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 01370

130 CRIME INDEX	87 AIR POLLUTION	4,073 POPULATION	\$74K MEDIAN IN-COME	45°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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