

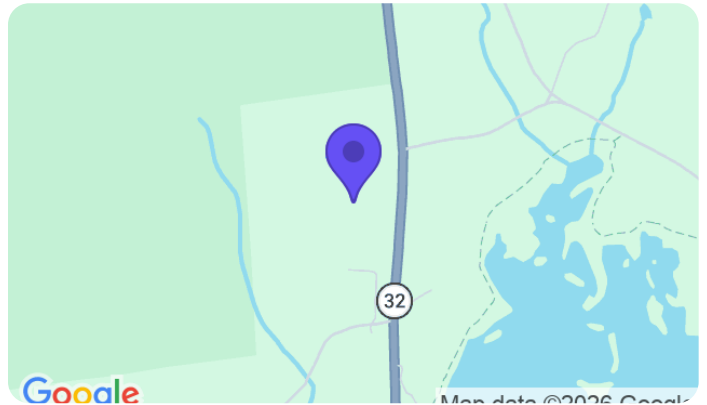
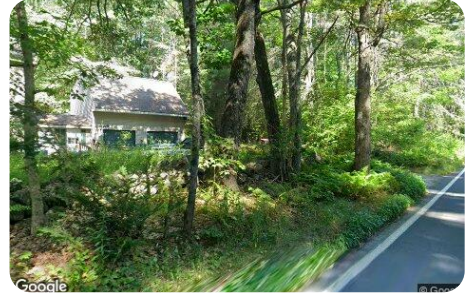
Single Family Residence

RESIDENTIAL

45 ATHOL RICHMOND RD

ROYALSTON, MA 01368

\$332,623 TopHap Estimate · \$224 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,486 ft²

LIVING AREA

3 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

Pre-foreclosure (NOS)

Auction scheduled for Jun 18, 2026.

VALUATION

\$333K

\$306K low

\$359K high

Last Sale	\$190,000 · Mar 12, 2014
Est. Owner Equity	\$138,746
Loan-to-Value	58%

TAX & ASSESSMENT

Property Tax	\$2,204 (2025)
Assessed Value	\$229,100
Assessor Market Value	\$368,980

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WORCESTER
Lot (acres)	3.00
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

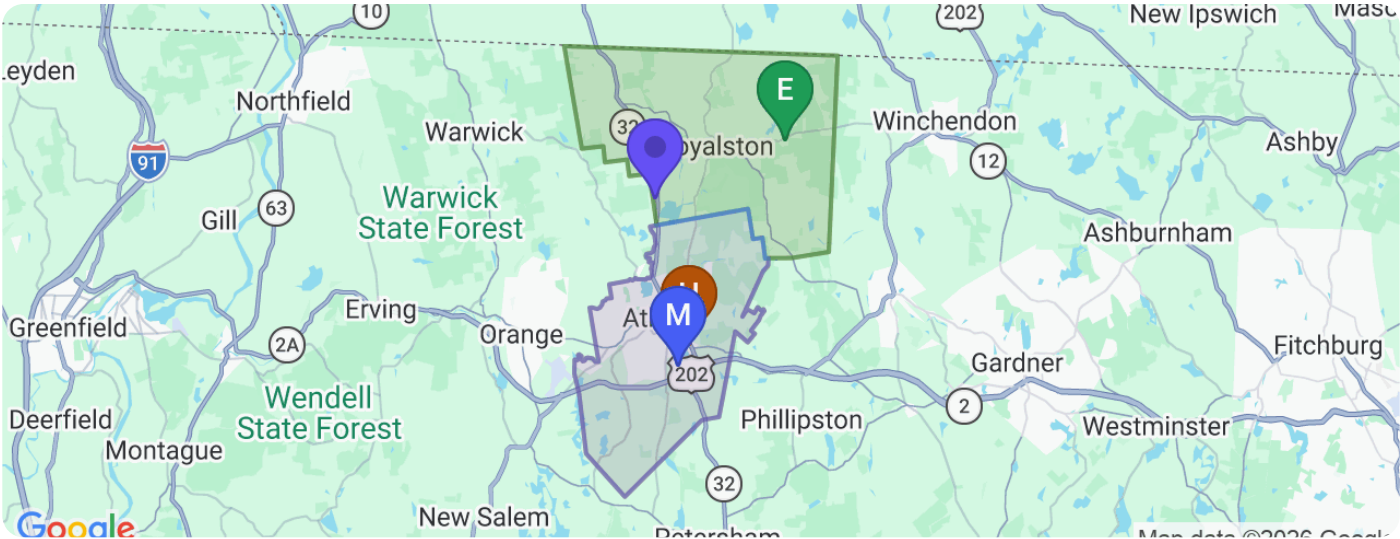
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2017	Quitclaim	Quit Claim Transfer			
Mar 12, 2014	Quitclaim	Quit Claim Transfer	\$190,000	\$128	\$194K
Jun 30, 2004	Financing	Mortgage			\$65K
May 14, 2002	Financing	Mortgage			\$64K
Mar 30, 2001	Resale	Grant Deed	\$71,000	\$48	\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Royalston Community School	Elementary	KG–6	4.5 mi
Athol High School	High	9–12	4.8 mi
Athol - Royalston Middle School	Middle	5–8	5.4 mi

District: Athol-Royalston 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 01368

148 CRIME INDEX	85 AIR POLLUTION	1,568 POPULATION	\$95K 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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