

Single Family Residence **RESIDENTIAL**

95 RIVER RD

WARE, MA 01082

\$269,825 TopHap Estimate · \$192 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,404 ft²

LIVING AREA

0.68 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$270K

\$248K low

\$291K high

Last Sale

\$66,500 · Dec 7, 1995

Est. Owner Equity

\$206,825

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,625 (2025)
Assessed Value	\$174,300
Assessor Market Value	\$257,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	HAMPSHIRE
Lot (acres)	0.68
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2026	Quitclaim	Quit Claim Transfer			
Dec 7, 1995	Resale	Grant Deed	\$66,500	\$47	\$63K
Jul 11, 1995	Resale	Grant Deed	\$63,000	\$45	
Sep 25, 1989	Resale	Grant Deed	\$104,000	\$74	\$103K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stanley M Koziol Elementary School	Elementary	PK–3	3.7 mi
Ware Junior/Senior High School	Middle	7–12	3.7 mi

District: Ware 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 01082

152 CRIME INDEX	100 AIR POLLUTION	12,149 POPULATION	\$73K MEDIAN IN-COME	46°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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