

Single Family Residence

RESIDENTIAL

87 RIVER RD

WARE, MA 01082

\$474,004 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,150 ft²

LIVING AREA

1.72 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$474K

\$449K low

\$499K high

Last Sale

\$381,500 · Jun 24, 2022

Est. Owner Equity

\$119,804

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,129 (2025)
Assessed Value	\$407,000
Assessor Market Value	\$461,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HAMPSHIRE
Lot (acres)	1.72
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2024	Financing	Deed			\$49K
Jun 24, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$381,500	\$177	\$305K
Mar 26, 2001	Financing	Mortgage			\$70K
Apr 13, 1998	Financing	Mortgage			\$11K
Jul 19, 1991	Financing	Mortgage			\$90K

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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