

Duplex (2 Units, Any Combination) **RESIDENTIAL**

5 RIVER ST
COLRAIN, MA 01340



6 BEDS	2 BATHS	3,138 ft² LIVING AREA	9.44 ac LOT SIZE
1900 YEAR BUILT	2 STORIES	10 ROOMS	2 PARKING

TAX & ASSESSMENT

Property Tax	\$4,499 (2025)
Assessed Value	\$246,400
Previous Assessed	\$242,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Conventional
County	Franklin
Lot (acres)	9.44

Construction	Wood Frame
Roof	Slate
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Pool

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Colrain Central School	Elementary	PK–6	0.1 mi
Mohawk Trail Regional School	Middle	7–12	5.1 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	Owner occupied
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