

Single Family Residence

RESIDENTIAL

21 RIVER ST

COLRAIN, MA 01340

\$225,000

TopHap Estimate · \$159 / ft² · confidence 76 · as of Jul 14, 2026



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3

BEDS

1

BATHS

1,413 ft²

LIVING AREA

0.8 ac

LOT SIZE

1750

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$225K

\$171K low

\$279K high

Last Sale

\$247,750 · Dec 3, 2025

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$2,582 (2025)
Assessed Value	\$141,400
Previous Assessed	\$141,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.80
Construction	Wood Frame
Roof	Asphalt
Heating	Forced Air
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$247,750	\$175	\$243K
Jan 18, 2019	Quitclaim	Quit Claim Transfer			
Aug 9, 2007	Resale	Grant Deed	\$35,000	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Colrain Central School	Elementary	PK–6	0.1 mi
Mohawk Trail Regional School	Middle	7–12	5.2 mi

District: Mohawk Trail School District



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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