

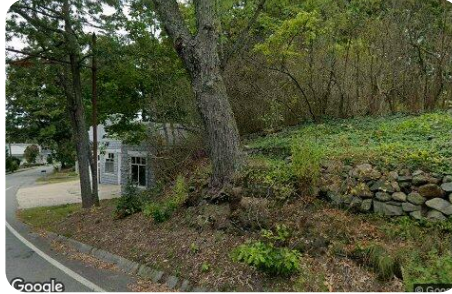
Single Family Residence

RESIDENTIAL

2 RIVER ST

WESTFORD, MA 01886

\$484,997 TopHap Estimate · \$475 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,020 ft²

LIVING AREA

0.25 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

6

ROOMS

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$485K

\$465K low

\$505K high

Last Sale	\$200,000 · Sep 17, 2013
Est. Owner Equity	\$332,097
Loan-to-Value	32%

TAX & ASSESSMENT

Property Tax	\$5,808 (2025)
Assessed Value	\$431,200
Assessor Market Value	\$345,515

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2013	Resale	Fiduciary Deed	\$200,000	\$196	\$153K
Dec 15, 2009	Recorded document	Grant Deed	\$1	\$0	
Sep 13, 2006	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lloyd G. Blanchard Middle School	Middle	6–8	1.1 mi
Westford Academy	High	9–12	1.1 mi
Rita E. Miller Elementary School	Elementary	PK–2	3.7 mi

District: Westford 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 01886

19 CRIME INDEX	99 AIR POLLUTION	25,048 POPULATION	\$164K MEDIAN IN-COME	48°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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