

Single Family Residence **RESIDENTIAL**

263 RIVER RUN

GILBERTVILLE, MA 01031

\$318,925 TopHap Estimate · \$316 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,008 ft²

LIVING AREA

1.44 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$319K

\$294K low

\$344K high

Last Sale

\$160,000 · Sep 29, 2006

Est. Owner Equity

\$8,925

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$2,943 (2025)
Assessed Value	\$223,800
Assessor Market Value	\$284,050

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WORCESTER
Lot (acres)	1.44
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2023	Quitclaim	Quit Claim Transfer			\$150K
Dec 28, 2021	Quitclaim	Quit Claim Transfer			\$127K
Jun 9, 2011	Financing	Mortgage			\$155K
Sep 29, 2006	Resale	Deed	\$160,000	\$159	\$160K
Jan 12, 2004	Resale	One Of Committee, Strict Foreclosure, Sheriff, Or Redemption Deeds	\$126,500	\$125	
Feb 5, 1991	Resale	Grant Deed	\$30,000	\$30	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hardwick Elementary School	Elementary	KG–6	0.5 mi
Quabbin Regional High School	High	9–12	6.4 mi
Quabbin Regional Middle School	Middle	7–8	6.4 mi

District: Quabbin 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 01031

149 CRIME INDEX	95 AIR POLLUTION	775 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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