

Single Family Residence

RESIDENTIAL

13 RIVER ST

WESTFORD, MA 01886

\$553,390

TopHap Estimate · \$395 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,400 ft²

LIVING AREA

0.33 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$553K

\$499K low

\$608K high

Est. Owner Equity

\$474,390

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$6,099 (2025)
Assessed Value	\$452,800
Previous Assessed	\$431,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Middlesex
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2018	Quitclaim	Quit Claim Transfer			
Feb 2, 2004	Non-arms-length	Grant Deed	\$60,000	\$43	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lloyd G. Blanchard Middle School	Middle	6–8	1.1 mi
Westford Academy	High	9–12	1.2 mi
Rita E. Miller Elementary School	Elementary	PK–2	3.6 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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