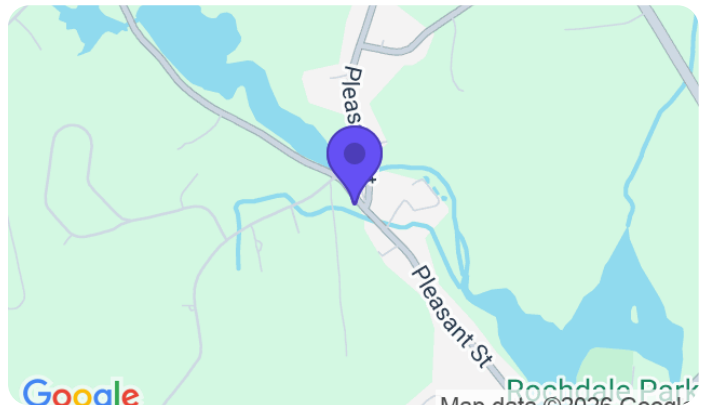
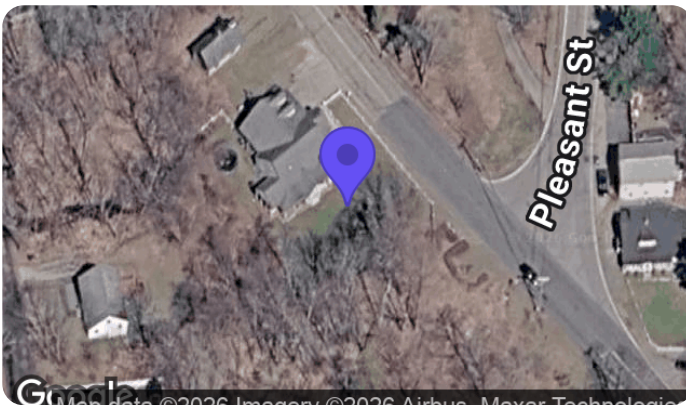


Single Family Residence **RESIDENTIAL**

5 RIVER ST

ROCHDALE, MA 01542

\$620,796 TopHap Estimate · \$216 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

1
BATHS

2,875 ft²
LIVING AREA

0.54 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$621K

\$571K low

\$670K high

Last Sale

\$370,000 · Jan 7, 2008

Est. Owner Equity

\$283,796

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,448 (2025)
Assessed Value	\$632,800
Previous Assessed	\$561,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Worcester
Lot (acres)	0.54
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

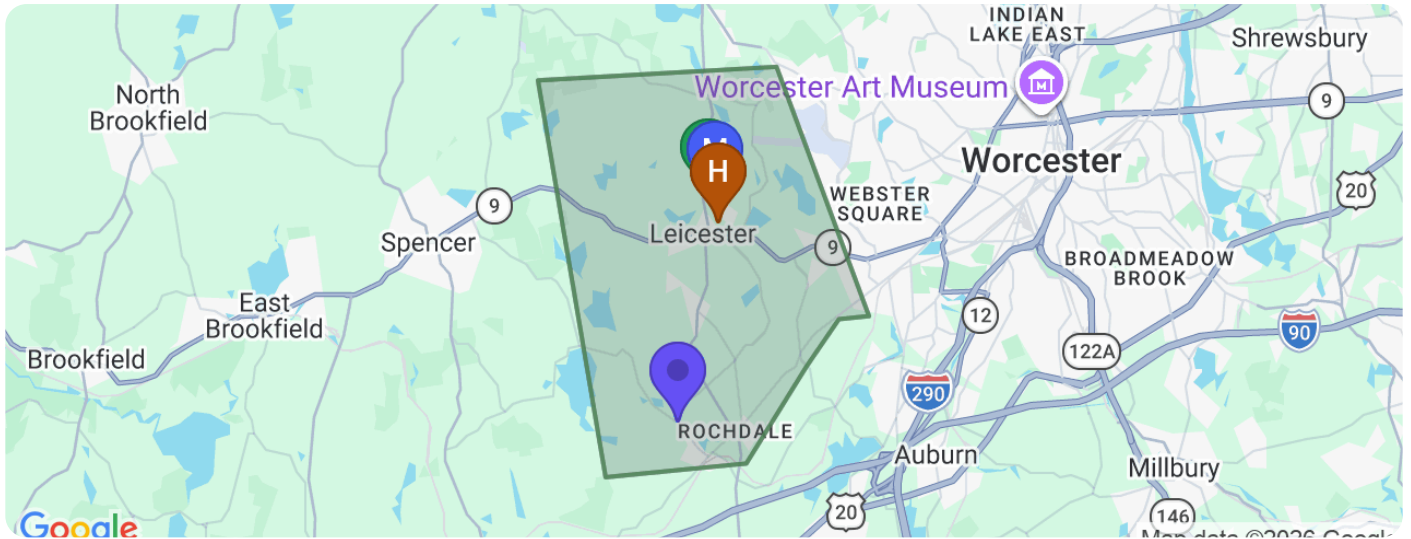
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 7, 2008	Resale	Deed	\$370,000	\$129	\$296K
Apr 27, 2006	Financing	Mortgage			\$200K
Apr 22, 1998	Financing	Mortgage			\$100K
Jun 24, 1994	Resale	Grant Deed	\$50,000	\$17	\$48K
Oct 1, 1992	Resale	Grant Deed	\$30,000	\$10	
Apr 23, 1990	Financing	Mortgage			\$28K
Jun 7, 1989	Financing	Mortgage			\$150K
Dec 1, 1988	Resale	Grant Deed	\$44,000	\$15	
Feb 29, 1988	Resale	Grant Deed	\$80,000	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leicester Middle School	Middle	5–8	3.5 mi
Leicester High School	High	9–12	3.6 mi
Leicester Elementary School	Elementary	KG–4	3.6 mi

District: Leicester 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 01542

49 CRIME INDEX	105 AIR POLLUTION	2,403 POPULATION	\$106K MEDIAN IN-COME	47°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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