

Single Family Residence **RESIDENTIAL**

53 RIVERSIDE DR

FLORENCE, MA 01062

\$493,065 TopHap Estimate · \$297 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,660 ft²

LIVING AREA

0.48 ac

LOT SIZE

1907

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$493K

\$451K low

\$535K high

Last Sale

\$325,000 · Dec 30, 2021

Est. Owner Equity

\$208,065

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,820 (2025)
Assessed Value	\$417,800
Previous Assessed	\$386,500
Assessor Market Value	\$364,705

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	HAMPSHIRE
Lot (acres)	0.48
Heating	Steam
Garage	Garage, Detached
Pool	No

Deck

CLIMATE RISK

62 FLOOD	11 WILDFIRE	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$325,000	\$196	\$285K
Dec 30, 2021	Quitclaim	Quit Claim Transfer			
Jan 15, 2021	Financing	Personal Representative Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northampton High School	High	9–12	0.2 mi
Jackson Street School	Elementary	KG–5	0.8 mi
John F. Kennedy Middle School	Middle	6–8	1.8 mi

District: Northampton 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 01062

97 CRIME INDEX	87 AIR POLLUTION	11,085 POPULATION	\$84K 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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