

Single Family Residence **RESIDENTIAL**

161 RIVER RUN

GILBERTVILLE, MA 01031

\$364,765 TopHap Estimate · \$333 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,096 ft²

LIVING AREA

1.55 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$365K

\$333K low

\$396K high

Last Sale

\$95,900 · May 10, 1991

Est. Owner Equity

\$156,590

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,594 (2025)
Assessed Value	\$273,300
Assessor Market Value	\$339,150

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	WORCESTER
Lot (acres)	1.55
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2025	Quitclaim	Quit Claim Transfer			
Sep 9, 2009	Financing	Mortgage			\$173K
Oct 9, 2002	Financing	Mortgage			\$142K
Jun 19, 2001	Financing	Mortgage			\$35K
Oct 21, 1998	Financing	Mortgage			\$88K
May 10, 1991	Resale	Grant Deed	\$95,900	\$88	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hardwick Elementary School	Elementary	KG–6	0.4 mi
Quabbin Regional High School	High	9–12	6.6 mi
Quabbin Regional Middle School	Middle	7–8	6.6 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	Absentee owner
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