

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

## 25 BLACKSTONE RIVER RD

WORCESTER, MA 01607



**2**

BEDS

**3**

BATHS

**1,145 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1880**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

### VALUATION

Last Sale

**\$70,000 · Aug 1, 1989**

### TAX & ASSESSMENT

Property Tax

**\$3,619 (2025)**

Assessed Value

**\$274,400**

Previous Assessed

**\$274,400**

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Two Family                        |
| County        | Worcester                         |
| Lot (acres)   | 0.16                              |
| Construction  | Brick                             |
| Roof          | Asphalt                           |
| Heating       | Forced Air                        |
| Garage        | Garage, Basement                  |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE    | \$/FT² | LOAN |
|-------------|-----------|---------------------|----------|--------|------|
| Feb 2, 2016 | Quitclaim | Quit Claim Transfer |          |        |      |
| Aug 1, 1989 | Resale    | Grant Deed          | \$70,000 | \$61   |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Quinsigamond                | Elementary | PK-6   | 0.1 mi   |
| University Pk Campus School | Middle     | 7-12   | 1.8 mi   |

District: Worcester 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 01607

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>144</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>12,145</b><br>POPULATION | <b>\$68K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|