

Single Family Residence **RESIDENTIAL**

269 RIVERSIDE DR

FLORENCE, MA 01062

\$609,524 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,992 ft²

LIVING AREA

1.01 ac

LOT SIZE

1860

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$610K

\$584K low

\$636K high

Last Sale

\$361,800 · Aug 15, 2017

Est. Owner Equity

\$359,524

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$8,177 (2025)
Assessed Value	\$587,000
Previous Assessed	\$505,000
Assessor Market Value	\$668,705

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	HAMPSHIRE
Lot (acres)	1.01
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2026	Financing	Mortgage			\$250K
Aug 8, 2017	Resale	Quit Claim Transfer	\$361,800	\$121	\$217K
Nov 14, 2014	Resale	Quit Claim Arm'S Length For Ne States	\$295,000	\$99	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northampton High School	High	9–12	0.7 mi
Jackson Street School	Elementary	KG–5	1.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------