

Duplex (2 Units, Any Combination)

RESIDENTIAL

31 RIVER ST

GREENFIELD, MA 01301



2

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.63 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

Last Sale

\$220,000 · Nov 19, 2024

TAX & ASSESSMENT

Property Tax

\$2,087 (2025)

Assessed Value

\$106,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	FRANKLIN
Lot (acres)	0.63
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2025	Quitclaim	Quit Claim Transfer			
Aug 21, 2025	Quitclaim	Quit Claim Transfer			
Nov 19, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$220,000	\$157	\$209K
Jul 12, 2013	Quitclaim	Quit Claim Transfer	\$40,000	\$29	
May 6, 1994	Financing	Mortgage			\$46K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newton School	Elementary	KG–4	0.4 mi
Greenfield Middle School	Middle	5–7	1.1 mi
Greenfield High School	High	8–12	1.7 mi

District: Greenfield 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 01301

121 CRIME INDEX	84 AIR POLLUTION	18,355 POPULATION	\$58K MEDIAN IN-COME	46°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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