

Single Family Residence

RESIDENTIAL

13 RIVER ST

COLRAIN, MA 01340

\$268,414 TopHap Estimate · \$166 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,621 ft²

LIVING AREA

0.17 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$268K

\$243K low

\$294K high

Last Sale

\$195,000 · Jun 27, 2019

Est. Owner Equity

\$67,141

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,296 (2025)
Assessed Value	\$180,500
Previous Assessed	\$174,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.17
Construction	Wood Frame
Roof	Asphalt
Heating	Radiant
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2002	Financing	Mortgage			\$65K
Aug 22, 1995	Financing	Mortgage			\$5K
Mar 6, 1987	Resale	Grant Deed	\$71,000	\$44	\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Colrain Central School	Elementary	PK–6	0.1 mi
Mohawk Trail Regional School	Middle	7–12	5.1 mi

District: Mohawk Trail 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 01340

134 CRIME INDEX	82 AIR POLLUTION	1,737 POPULATION	\$82K MEDIAN IN-COME	44°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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