

Single Family Residence

RESIDENTIAL

9 RIVER ST

COLRAIN, MA 01340

\$189,650 TopHap Estimate · \$151 / ft² · confidence 75 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,257 ft²

LIVING AREA

0.26 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$190K

\$143K low

\$237K high

Est. Owner Equity

\$184,975

Loan-to-Value

2%

TAX & ASSESSMENT

Property Tax	\$2,476 (2025)
Assessed Value	\$135,600
Previous Assessed	\$131,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.26
Construction	Wood Frame
Roof	Slate
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2012	Financing	Mortgage			\$5K
Nov 2, 1989	Financing	Mortgage			\$32K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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