

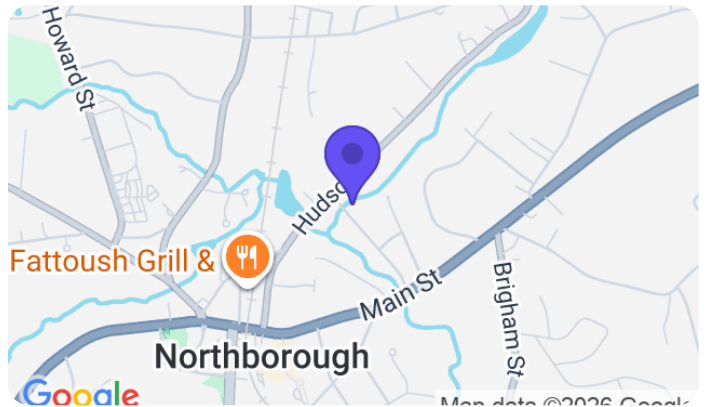
Single Family Residence

**RESIDENTIAL**

# 42 RIVER ST

NORTHBOROUGH, MA 01532

**\$508,872** TopHap Estimate · \$336 / ft² · confidence 93 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,513 ft²**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**1900**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

## Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

## VALUATION

**\$509K**

\$475K low

\$542K high

|                   |                        |
|-------------------|------------------------|
| Last Sale         | \$12,500 · Jan 1, 1974 |
| Est. Owner Equity | \$464,218              |
| Loan-to-Value     | 9%                     |

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,985 (2025) |
| Assessed Value        | \$420,000      |
| Previous Assessed     | \$360,200      |
| Assessor Market Value | \$575,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WORCESTER               |
| Lot (acres)   | 0.25                    |
| Construction  | Stone                   |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

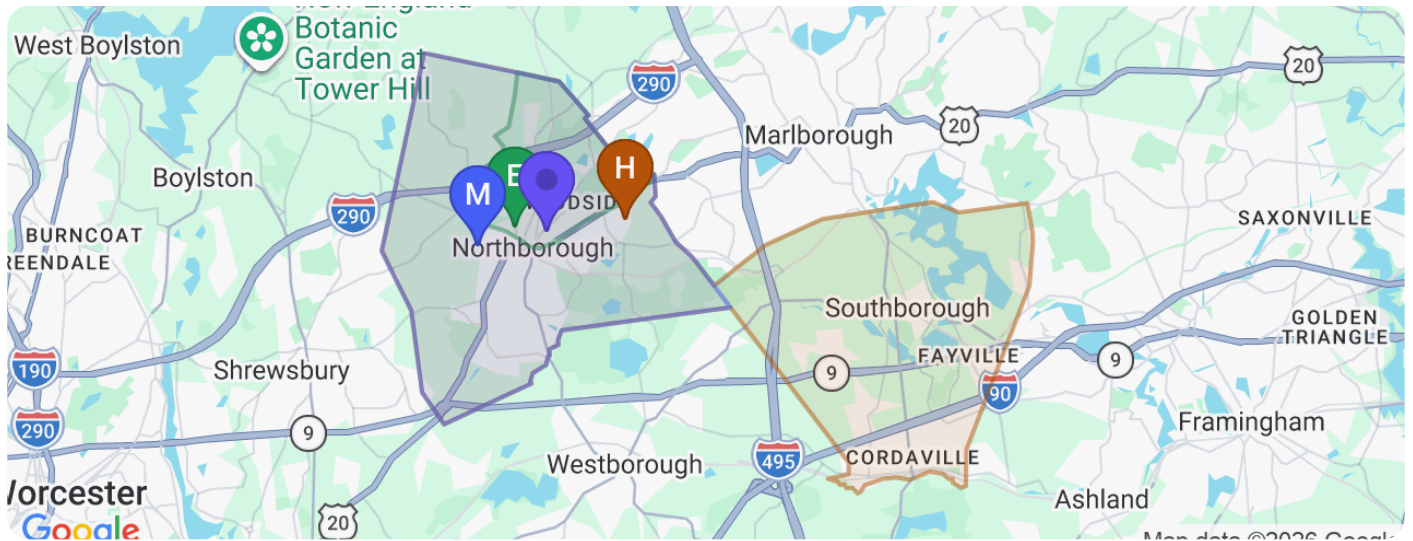
## TRANSACTION HISTORY

| DATE        | TYPE      | DEED     | PRICE | \$/FT <sup>2</sup> | LOAN  |
|-------------|-----------|----------|-------|--------------------|-------|
| Jun 1, 1994 | Financing | Mortgage |       |                    | \$30K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Marion E Zeh                    | Elementary | KG–5   | 0.5 mi   |
| Robert E. Melican Middle School | Middle     | 6–8    | 1.1 mi   |
| Algonquin Regional High School  | High       | 9–12   | 1.3 mi   |

District: Northborough 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 01532

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>31</b><br>CRIME INDEX | <b>100</b><br>AIR POLLUTION | <b>16,278</b><br>POPULATION | <b>\$158K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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