

Single Family Residence

RESIDENTIAL

30 RIVER ST

WESTFORD, MA 01886

\$536,616

TopHap Estimate · \$390 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,376 ft²

LIVING AREA

0.16 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$537K

\$521K low

\$552K high

Last Sale

\$265,000 · Feb 29, 2008

Est. Owner Equity

\$301,216

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,367 (2025)
Assessed Value	\$472,700
Previous Assessed	\$450,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Middlesex
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2015	Quitclaim	Quit Claim Transfer	\$299,000	\$217	
Aug 7, 2012	Financing	Mortgage			\$235K
Sep 30, 2010	Financing	Mortgage			\$242K
Feb 29, 2008	Resale	Grant Deed	\$265,000	\$193	\$245K
Oct 27, 2004	Financing	Mortgage			\$100K
Apr 27, 1998	Financing	Mortgage			\$43K
Dec 4, 1992	Resale	Grant Deed	\$67,500	\$49	\$54K
Jul 21, 1992	Non-arms-length	Grant Deed	\$94,800	\$69	
Sep 1, 1987	Financing	Mortgage			\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lloyd G. Blanchard Middle School	Middle	6–8	0.9 mi
Westford Academy	High	9–12	1.2 mi
Rita E. Miller Elementary School	Elementary	PK–2	3.6 mi

District: Westford 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 01886

19 CRIME INDEX	99 AIR POLLUTION	25,048 POPULATION	\$164K MEDIAN IN-COME	48°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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