

Single Family Residence **RESIDENTIAL**

13 RIVER ST

NORTHBOROUGH, MA 01532

\$471,313 TopHap Estimate · \$491 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

960 ft²

LIVING AREA

0.67 ac

LOT SIZE

1810

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$471K

\$441K low

\$501K high

Last Sale

\$350,000 · May 31, 2005

Est. Owner Equity

\$173,813

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,743 (2025)
Assessed Value	\$403,000
Previous Assessed	\$363,100
Assessor Market Value	\$535,515

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WORCESTER
Lot (acres)	0.67
Construction	Stone
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 25, 2012	Financing	Mortgage			\$176K
Mar 23, 2011	Financing	Mortgage			\$183K
May 31, 2005	Financing	Mortgage			\$80K
May 31, 2005	Resale	Grant Deed	\$350,000	\$365	\$200K
Jun 15, 2004	Resale	Grant Deed	\$210,000	\$219	\$200K
Feb 23, 2000	Financing	Mortgage			\$65K
Jan 17, 1989	Non-arms-length	Grant Deed	\$30,000	\$31	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marion E Zeh	Elementary	KG–5	0.6 mi
Robert E. Melican Middle School	Middle	6–8	1.2 mi
Algonquin Regional High School	High	9–12	1.2 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

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

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

OWNERSHIP

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