

Single Family Residence **RESIDENTIAL**

86 RIVER ST

CONWAY, MA 01341

\$361,423 TopHap Estimate · \$185 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,958 ft²

LIVING AREA

0.48 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$361K

\$349K low

\$374K high

Last Sale

\$225,000 · Aug 17, 2017

Est. Owner Equity

\$311,423

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$3,685 (2025)
Assessed Value	\$255,200
Previous Assessed	\$239,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Franklin
Lot (acres)	0.48
Construction	Stone
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 17, 2017	Resale	Quit Claim Transfer	\$225,000	\$115	
May 22, 2003	Resale	Grant Deed	\$195,000	\$100	\$175K
Jun 26, 2000	Financing	Mortgage			\$38K
Feb 25, 2000	Financing	Mortgage			\$20K
Nov 4, 1998	Financing	Mortgage			\$79K
Nov 7, 1997	Financing	Mortgage			\$15K
Oct 21, 1996	Resale	Grant Deed	\$77,500	\$40	\$62K
Dec 18, 1991	Financing	Mortgage			\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Conway Grammar	Elementary	PK–6	1.5 mi
Frontier Regional	Middle	7–12	5.2 mi

District: Frontier 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 01341

159 CRIME INDEX	88 AIR POLLUTION	1,653 POPULATION	\$93K MEDIAN IN-COME	46°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.