

Single Family Residence

RESIDENTIAL

22 RIVER ST

NORTHBOROUGH, MA 01532

\$559,316

TopHap Estimate · \$384 / ft² · confidence 97 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,456 ft²

LIVING AREA

0.32 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$559K

\$541K low

\$577K high

Last Sale

\$372,000 · Jul 31, 2018

Est. Owner Equity

\$209,316

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,797 (2025)
Assessed Value	\$477,000
Previous Assessed	\$426,000
Assessor Market Value	\$581,970

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WORCESTER
Lot (acres)	0.32
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2018	Resale	Quit Claim Arm'S Length For Ne States	\$372,000	\$255	\$353K
Oct 1, 2012	Financing	Mortgage			\$104K
Jul 11, 2005	Financing	Mortgage			\$80K
Jul 16, 2003	Financing	Mortgage			\$156K
Sep 20, 2002	Financing	Mortgage			\$160K
Mar 31, 1999	Resale	Grant Deed	\$179,000	\$123	\$143K
Oct 20, 1997	Resale	Grant Deed	\$155,500	\$107	\$132K
Apr 28, 1989	Resale	Grant Deed	\$155,500	\$107	\$144K

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



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

OWNERSHIP

Occupancy

Owner occupied