

Single Family Residence

RESIDENTIAL

9 RIVER ST

WESTFORD, MA 01886

\$584,387 TopHap Estimate · \$417 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,400 ft²

LIVING AREA

0.33 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$584K

\$555K low

\$614K high

Last Sale

\$160,000 · Feb 23, 1988

Est. Owner Equity

\$311,387

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,425 (2025)
Assessed Value	\$477,000
Previous Assessed	\$454,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Middlesex
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Steam
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2011	Financing	Mortgage			\$160K
Jun 4, 2008	Financing	Mortgage			\$147K
May 3, 2004	Financing	Mortgage			\$111K
Oct 17, 2002	Financing	Mortgage			\$113K
Mar 23, 1998	Financing	Mortgage			\$115K
Feb 19, 1992	Financing	Mortgage			\$106K
Feb 23, 1988	Resale	Grant Deed	\$160,000	\$114	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lloyd G. Blanchard Middle School	Middle	6–8	1.1 mi
Westford Academy	High	9–12	1.1 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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