

Single Family Residence **RESIDENTIAL**

79 RIVER ST

GREENFIELD, MA 01301

\$258,755 TopHap Estimate · \$216 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,200 ft²

LIVING AREA

0.24 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$259K

\$242K low

\$276K high

Est. Owner Equity

\$148,755

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,466 (2025)
Assessed Value	\$228,300
Previous Assessed	\$228,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Franklin
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 21, 2020	Quitclaim	Quit Claim Transfer	\$42,000	\$35	
Mar 10, 2004	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newton School	Elementary	KG–4	0.3 mi
Greenfield Middle School	Middle	5–7	1.2 mi
Greenfield High School	High	8–12	1.8 mi

District: Greenfield 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 01301

121 CRIME INDEX	84 AIR POLLUTION	18,355 POPULATION	\$58K MEDIAN IN-COME	46°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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