

Single Family Residence

RESIDENTIAL

31 RIVER ST

WESTFORD, MA 01886

\$766,475 TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,423 ft²

LIVING AREA

0.78 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$766K

\$729K low

\$804K high

Est. Owner Equity

\$45,475

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$8,861 (2025)
Assessed Value	\$657,800
Previous Assessed	\$657,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Middlesex
Lot (acres)	0.78
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$365,000	\$151	\$342K
Jan 24, 2011	Recorded document	Grant Deed	\$1	\$0	
Nov 1, 2002	Financing	Mortgage			\$70K
Aug 27, 1998	Financing	Mortgage			\$47K
Aug 27, 1998	Financing	Grant Deed			\$47K
Oct 9, 1996	Financing	Mortgage			\$20K
Feb 25, 1992	Financing	Mortgage			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lloyd G. Blanchard Middle School	Middle	6–8	1.0 mi
Westford Academy	High	9–12	1.2 mi
Rita E. Miller Elementary School	Elementary	PK–2	3.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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