

Single Family Residence

RESIDENTIAL

175 RIVER RD

WARE, MA 01082

\$616,360

TopHap Estimate · \$164 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,750 ft²

LIVING AREA

1.78 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$616K

\$582K low

\$651K high

Last Sale

\$50,000 · Jul 11, 2003

Est. Owner Equity

\$616,360

TAX & ASSESSMENT

Property Tax	\$9,170 (2025)
Assessed Value	\$608,900
Previous Assessed	\$533,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Hampshire
Lot (acres)	1.78
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

87 FLOOD	27 WILDFIRE	61 HEAT	93 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2003	Resale	Grant Deed	\$50,000	\$13	
Nov 12, 1998	Resale	Grant Deed	\$20,000	\$5	
Jun 11, 1996	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ware Junior/Senior High School	Middle	7–12	3.6 mi
Stanley M Koziol Elementary School	Elementary	PK–3	3.7 mi

District: Ware 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 01082

152 CRIME INDEX	100 AIR POLLUTION	12,149 POPULATION	\$73K MEDIAN IN-COME	46°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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