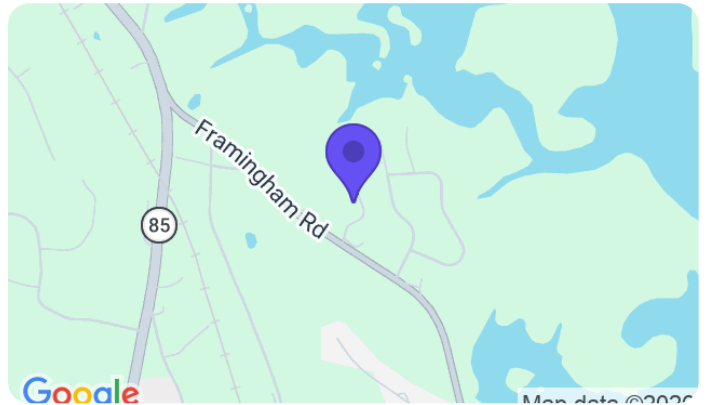
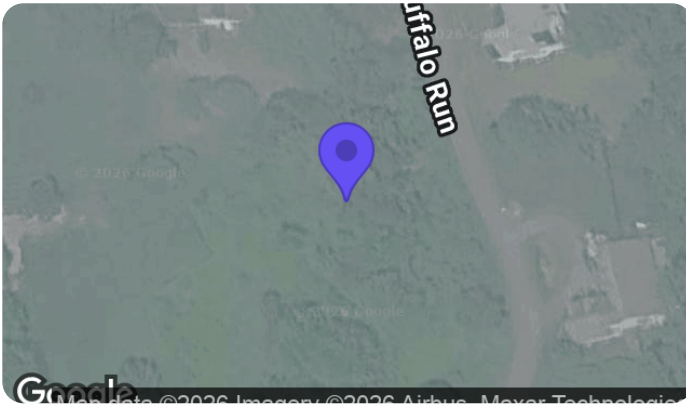


Single Family Residence **RESIDENTIAL**

9 BUFFALO RUN

SOUTHBOROUGH, MA 01772

\$1,179,506 TopHap Estimate · \$325 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

3,633 ft²
LIVING AREA

1.61 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

9
ROOMS

1
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,150,000 · Sep 4, 2025

Est. Owner Equity

\$487,706

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$15,678 (2025)
Assessed Value	\$1,135,300
Previous Assessed	\$1,042,300
Assessor Market Value	\$1,126,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	1.61
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

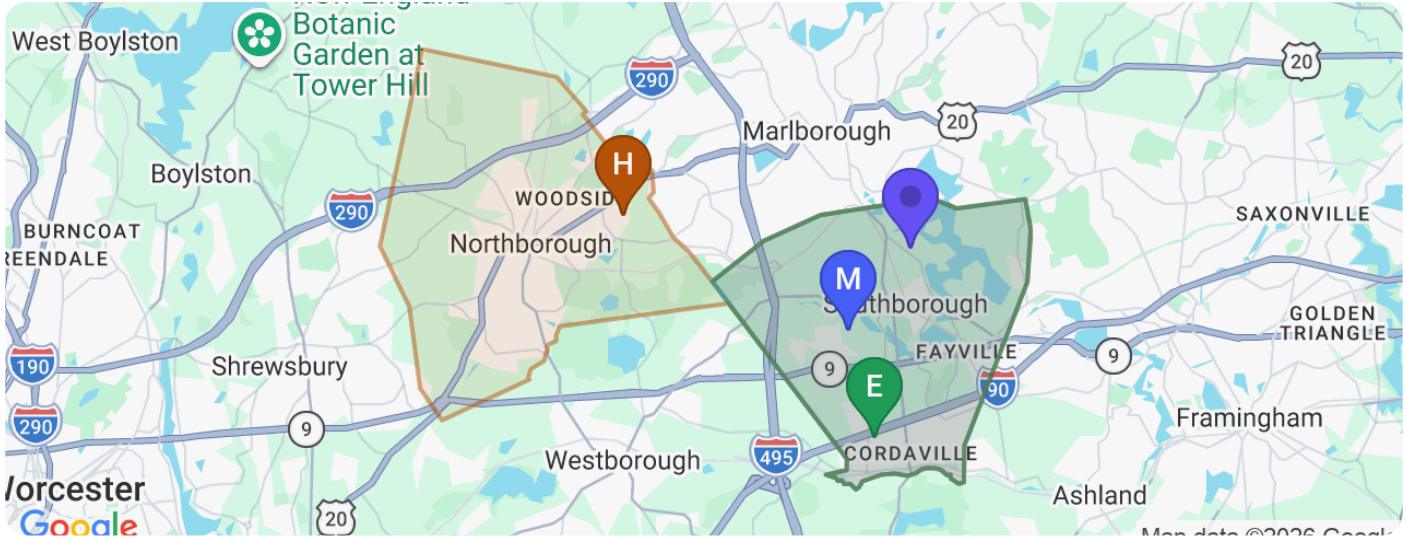
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$1,150,000	\$317	\$695K
Oct 4, 2002	Financing	Mortgage			\$265K
Jan 10, 2002	Financing	Mortgage			\$100K
Dec 18, 2001	Financing	Mortgage			\$265K
Apr 14, 1999	Financing	Mortgage			\$240K
Oct 5, 1998	Financing	Mortgage			\$100K
Jun 23, 1995	Financing	Mortgage			\$292K
Dec 30, 1994	Resale	Grant Deed	\$364,421	\$100	\$292K
Oct 28, 1994	Resale	Grant Deed	\$75,000	\$21	\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
P Brent Trottier	Middle	6–8	1.6 mi
Mary E Finn School	Elementary	PK–1	3.1 mi
Algonquin Regional High School	High	9–12	4.7 mi

District: Southborough 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 01772

32 CRIME INDEX	103 AIR POLLUTION	10,867 POPULATION	\$181K 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
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