

Single Family Residence **RESIDENTIAL**

246 RIVERBEND ST

ATHOL, MA 01331

\$293,730 TopHap Estimate · \$226 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,301 ft²

LIVING AREA

0.23 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$294K

\$275K low

\$313K high

Last Sale

\$270,000 · Nov 22, 2021

Est. Owner Equity

\$28,621

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,381 (2025)
Assessed Value	\$266,000
Assessor Market Value	\$303,050

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WORCESTER
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$270,000	\$208	\$265K
Nov 18, 2021	Quitclaim	Quit Claim Transfer			
Feb 9, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$115,000	\$88	\$196K
Jul 15, 2011	Resale	Deed	\$94,900	\$73	\$92K
Mar 16, 2011	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$93,300	\$72	
Jan 18, 2006	Financing	Mortgage			\$15K
Jun 2, 2004	Resale	Grant Deed	\$180,000	\$138	\$144K
May 21, 2003	Financing	Mortgage			\$320K
Jul 1, 2002	Financing	Mortgage			\$122K
Sep 28, 1998	Financing	Mortgage			\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Athol High School	High	9–12	1.1 mi
Athol Community Elementary School	Elementary	PK–4	1.2 mi

Athol - Royalston Middle School	Middle	5–8	1.4 mi
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District: Athol-Royalston 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 01331

142 CRIME INDEX	87 AIR POLLUTION	13,781 POPULATION	\$70K MEDIAN IN-COME	45°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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