

Single Family Residence

RESIDENTIAL

45 RIVER ST

WESTFORD, MA 01886

\$515,341 TopHap Estimate · \$487 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,058 ft²

LIVING AREA

0.25 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$515K

\$445K low

\$586K high

Last Sale

\$480,000 · Mar 31, 2025

Est. Owner Equity

\$0

Loan-to-Value

149%

TAX & ASSESSMENT

Property Tax	\$5,705 (2025)
Assessed Value	\$423,500
Assessor Market Value	\$453,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MIDDLESEX
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$480,000	\$454	\$471K
Oct 10, 2019	Quitclaim	Quit Claim Transfer	\$290,000	\$274	\$276K
Jul 27, 2009	Financing	Mortgage			\$235K
Aug 25, 2008	Resale	Deed	\$235,000	\$222	\$231K
Oct 6, 2004	Financing	Mortgage			\$224K
Oct 21, 2003	Financing	Grant Deed			\$35K
Oct 21, 2003	Resale	Grant Deed	\$230,000	\$217	\$184K
Aug 31, 2000	Resale	Grant Deed	\$175,000	\$165	\$130K
Feb 1, 1994	Resale	Grant Deed	\$90,000	\$85	\$81K
Nov 12, 1993	Resale	Grant Deed	\$75,000	\$71	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lloyd G. Blanchard Middle School	Middle	6–8	0.9 mi
Westford Academy	High	9–12	1.4 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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