

Single Family Residence

RESIDENTIAL

11 RIVER ST

COLRAIN, MA 01340

\$250,101 TopHap Estimate · \$132 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,888 ft²

LIVING AREA

0.27 ac

LOT SIZE

1854

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$250K

\$235K low

\$265K high

Est. Owner Equity

\$150,101

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,234 (2025)
Assessed Value	\$177,100
Previous Assessed	\$171,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Franklin
Lot (acres)	0.27
Construction	Wood Frame
Roof	Slate
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2005	Financing	Mortgage			\$30K
Dec 13, 2001	Financing	Mortgage			\$78K
Oct 9, 1992	Financing	Mortgage			\$87K
May 2, 1988	Financing	Mortgage			\$6K
Oct 29, 1987	Resale	Grant Deed	\$87,500	\$46	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Colrain Central School	Elementary	PK-6	0.1 mi
Mohawk Trail Regional School	Middle	7-12	5.1 mi

District: Mohawk Trail 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 01340

134 CRIME INDEX	82 AIR POLLUTION	1,737 POPULATION	\$82K MEDIAN IN-COME	44°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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