

Single Family Residence

RESIDENTIAL

1776 RIVERSIDE DR

BERLIN, NH 03570

\$220,224 TopHap Estimate · \$172 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,280 ft²

LIVING AREA

0.23 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

VALUATION

\$220K

\$189K low

\$251K high

Last Sale

\$216,000 · May 6, 2025

Est. Owner Equity

\$47,424

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,359 (2025)
Assessed Value	\$159,500
Previous Assessed	\$158,000
Assessor Market Value	\$153,045

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	COOS
Lot (acres)	0.23
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2025	Resale	Warranty Deed	\$216,000	\$169	\$173K
Sep 25, 2017	Resale	Warranty Deed	\$75,000	\$59	\$60K
Aug 18, 2017	Non-arms-length	Warranty Deed	\$95,000	\$74	
Jul 17, 2009	Resale	Deed	\$85,000	\$66	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Middle School	Middle	7–8	1.4 mi
Berlin High School	High	9–12	1.4 mi
Berlin Elementary School	Elementary	PK–5	1.5 mi

District: Berlin 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 03570

91 CRIME INDEX	85 AIR POLLUTION	9,357 POPULATION	\$48K MEDIAN IN-COME	40°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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