

Single Family Residence **RESIDENTIAL**

95 RIVER ST

ASHLAND, NH 03217

\$767,418 TopHap Estimate · \$420 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,826 ft²

LIVING AREA

0.9 ac

LOT SIZE

1933

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$767K

\$728K low

\$807K high

Last Sale

\$225,000 · Apr 3, 2015

Est. Owner Equity

\$767,418

TAX & ASSESSMENT

Property Tax	\$13,032 (2025)
Assessed Value	\$679,120
Previous Assessed	\$613,020

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GRAFTON
Lot (acres)	0.90
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

95
FLOOD

9
WILDFIRE

51
HEAT

95
STORM

17
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 2019	Quitclaim	Quit Claim Transfer			
Apr 3, 2015	Resale	Warranty Deed	\$225,000	\$123	\$180K
Mar 23, 1998	Resale	Grant Deed	\$50,000	\$27	\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Elementary School	Elementary	KG–8	1.0 mi
Plymouth Regional High School	High	9–12	5.3 mi

District: Pemi-Baker Regional 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 03217

157 CRIME INDEX	80 AIR POLLUTION	1,782 POPULATION	\$69K MEDIAN IN-COME	44°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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